THE GIBSON

A NEW FREMONT RESIDENTIAL APARTMENT BUILDING

3421 & 3422 WOODLAND PARK AVE N, SEATTLE WA

3032609-EG

RECOMMENDATION

DRAFT

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Development Objectives / Project Information

PROJECT INFO

Address: 3421 & 3422 Woodland Park Ave N
Seattle, WA 98102

Parcels: 1825049060 (3421)
1825049098 (3422)

Legal Descrip: 3421 WOODLAND PARK AVE N 98103
S 50 FT OF N 385 FT OF W 130 FT OF GL 2 LY S OF KILBOURNE ST

3422 ALBION PL N 98103
S 50 FT OF N 435 FT OF W 130 FT OF GL 2 LY S OF KILBOURNE ST

Site Area: 13,000 sf

Zoning: NC2-75 (M1)

Overlays: Fremont Hub Urban Village
Frequent Transit Area

Building Type: Multifamily Residential project containing 133 dwelling units and 22 parking spots

Date of EDG Meeting: Jan 7th, 2019
Date of Rec Meeting: TBD

PROJECT TEAM

Architect: Hybrid Architecture
1205 E. Pike Street, Seattle, WA

Developer: MRN Homes, LLC

Landscape Architect: Karen Kiest Landscape Architects
111 W John Street
Seattle, WA 98119

PROJECT STATS

133 Residential Units (Mixed Unit Types)
415 sf average (gross)

Proposed FAR: 71,412 sf proposed
Max FAR: 71,500 sf max
Gross Sf: 71,956
Parking: 22 vehicular spots
in basement parking garage
113 long term biking spots
12 short term biking spots

Let Us Introduce Ourselves

Rob Humble
Architect / Principal

Barrett Eastwood
Architect

Gina Gage
Project Manager / Architect

Scott Goodner
Design Project Manager

Alyssa DeLaFrance
Designer

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Why Density?

How do we accommodate the significant growth within Seattle?

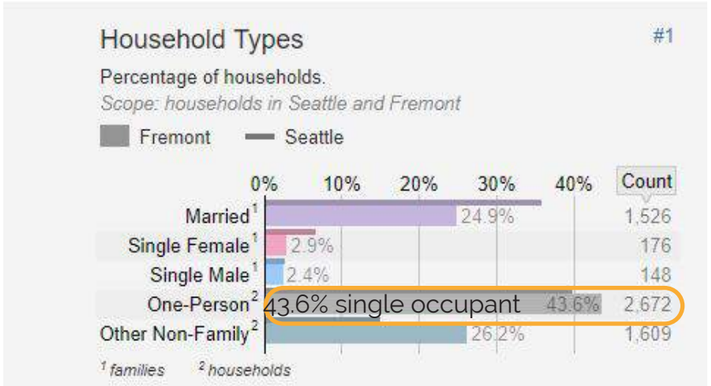
shared exterior space - view of Gas Works Park

shared roof decks that are multifunctional

AFFORDABLE APARTMENTS:
SMALL EFFICIENCY DWELLING UNITS & UNIT MIXES

what is needed?

affordable, market rate, non-subsidized multi-family rental product

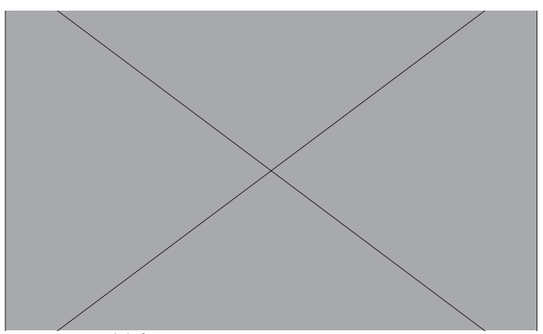


https://statisticalatlas.com/neighborhood/Washington/Seattle/Fremont/Household-Types

- **Growth targets in Seattle's Comprehensive Plan:** As articulated in the Seattle 2035 Comprehensive Plan, Seattle is anticipating and planning for at least 70,000 housing units citywide over the 20-year planning period from 2015 to 2035. These estimates are based on the city's share of growth projected for King County. Seattle's urban village strategy guides most of the city's housing and employment growth to urban centers and urban villages.

Average Fremont Resident:

Fremont has a population of 11,734 people with 6,131 households. with a median age of 25-29 and a median household income of $76.7K.



support transit infrastructure

shared lounges

people gather at the Fremont Sunday Market

connection to outdoor spaces

In Seattle > 40% of households are single occupant

*Based on US Census data in these areas

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3421 & 3422 WOODLAND PARK AVE N RESIDENCES

Development Objectives

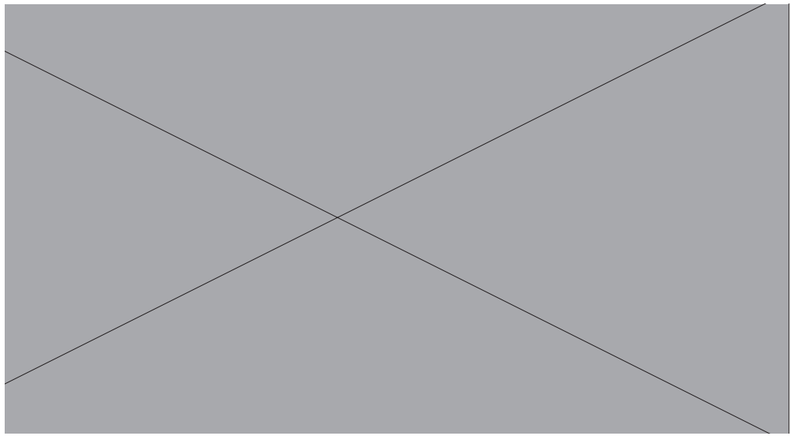
- Design **affordable, buildable, livable** dwelling units and community spaces
- Develop a diverse **mix of unit types**
- **Activate the street** corner at Woodland Park Ave N and N 35th ST
- Provide **new multi-family and commercial** retail spaces

Neighborhood Objectives

- Provide an **active streetscape** for the community
- Provide a **mix of uses** both residential and commercial
- **Design respectfully** and mindful of neighboring properties
- Provide connections in **proximity to transit**

Design Objectives

- Design with Fremont's **artistic counter culture** in mind
- Enhance the **pedestrian and bike friendly infrastructure**
- Respect neighbor's **access to daylight**, with particular sensitivity around the recent upzone
- Provide connections to **natural planted features**
- Create **shared spaces** that are multi-functional for both the community and residents



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Fremont's Neighborhood Character Can Inform The Project Design

Proud
"Center of the Universe"

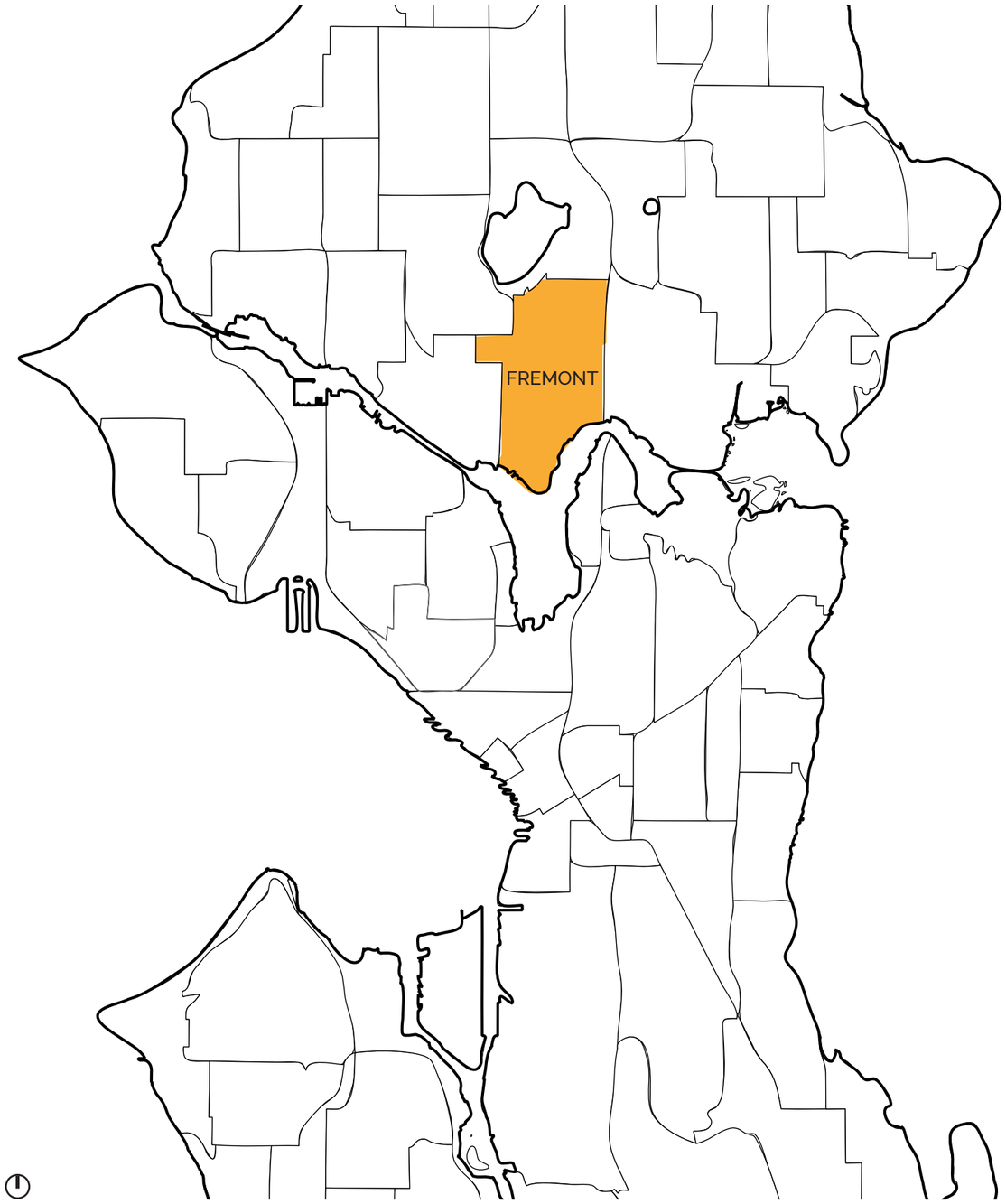
Quiet
Calm of parks / Picnics / Hangout on Porches

Expressive
Personal expression of values and ideals

Vibrant
Mix of arts, cultural exchange

Landscape / Parks
Gas Works Park

Active
Walkable, Bikeable, Movement



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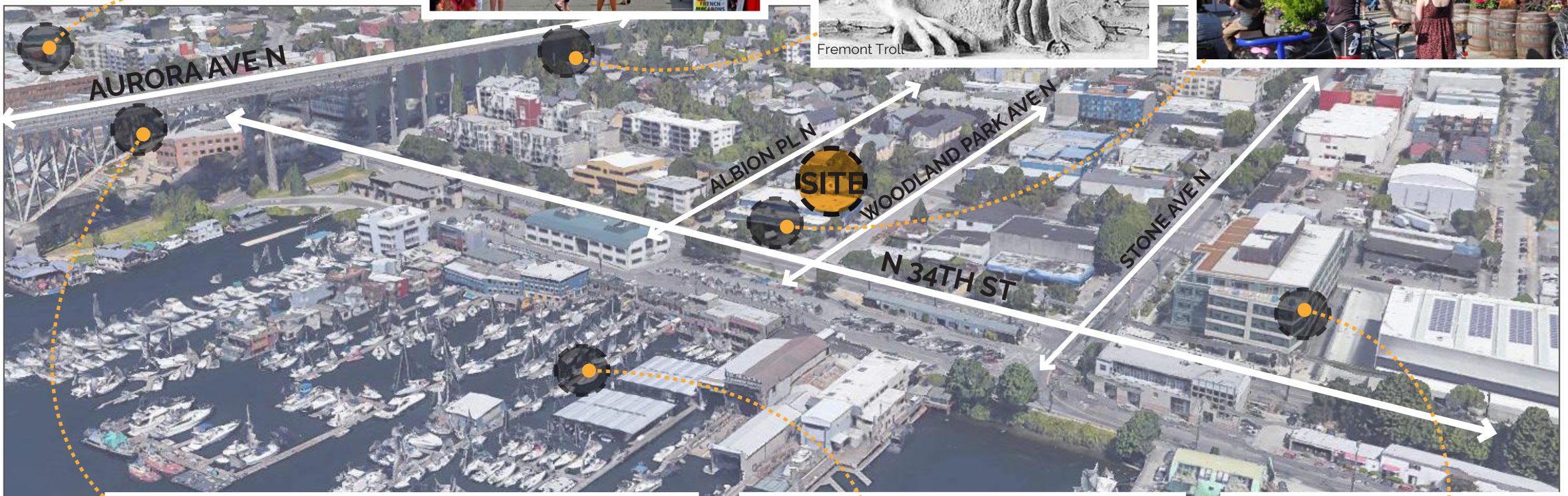
GREATER CONTEXT AND NOTABLE LANDMARKS

Fremont Commercial Core

Fremont Troll

Fremont Brewing



Aerial Map

Aurora Bridge

Fremont's North End Marina

Brooks Running Company Headquarters

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Pedestrian & Bicycle Routes

The site is located adjacent to the Burke Gilman Trail which provides both bike and pedestrian friendly routes through the neighborhood and to Gas Works Park. There are several bike lanes in proximity to the site as well as protected bike lanes through to downtown.

Bike & Trail Legend

- Mulit-Use Trail
- Bike Lane on Street
- Protected Bike Lane

Transit & Access

The project is located next to Fremont's central transit hub, a 7 minute walk west. This hub provides access to downtown, north, and east to the University District which has access to the Link Light Rail.

Transit Legend

- Rapid Ride
- Frequent Busses
- Basic Bus Lines
- Bus Stop

Fremont Ave N & N 34th St Bus Stop

0.3 miles away - 7 minute walk West along N 34th Street
Buses 31, 32, 40, 62

High Bike Activity - Fremont Brewing

Located south of the site

Burke Gilman Trail

Located south of the site

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Surrounding Uses and Urban Village

The site is bounded by predominately residential single family homes and condominiums to the west, warehouse and office development to the east, a warehouse and Brewing to the south, and a nursery to the north. The project is located in an urban village hub that promotes density and growth.

Fremont Hub Urban Village + Tree Canopy

- Fremont Hub Urban Village
- Tree Canopy

Typologies/Usages

Neighboring area includes residential, apartments, condominiums and mixed use, office, restaurant and parking uses with new developments tending residential or mixed use.

- Townhouses
- Single Family
- Apartment
- Multifamily
- Condominium
- Group Home
- Mixed Use
- Bank
- Restaurant / Retail
- Office
- Warehouse
- Light industrial
- Parking
- Marina

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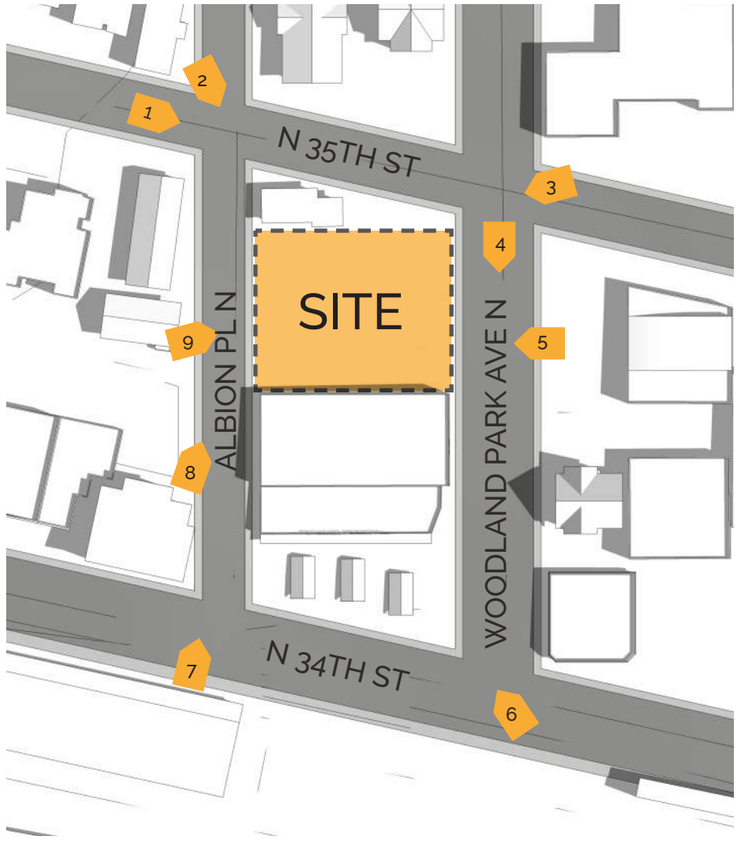

Site Photos

The collection of images continue to explore the immediate block context and investigate views into our project development.

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Survey and Site Analysis

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DESCRIPTION:
3421 WOODLAND PARK AVE N 98103
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3422 ALBION PL N 98103
S 50 FT OF N 435 FT OF W 130 FT OF GL 2 LY S OF KILBOURNE ST

SITE AREA:
13,000 SF

ZONING:
C1-40 (current)
NC2-75 (future)

STREET:
ALBION PLACE N
SLOPES DOWNHILL N>S
16'-0" TO C/L OF STREET
6" CONC. CURB
CONC. SIDEWALK

WOODLAND PARK AVE N
SLOPES DOWNHILL N>S
33'-0" TO CL OF STREET
6" CONCRETE CURB
CONCRETE SIDEWALK

ALLEY:
NO ALLEY

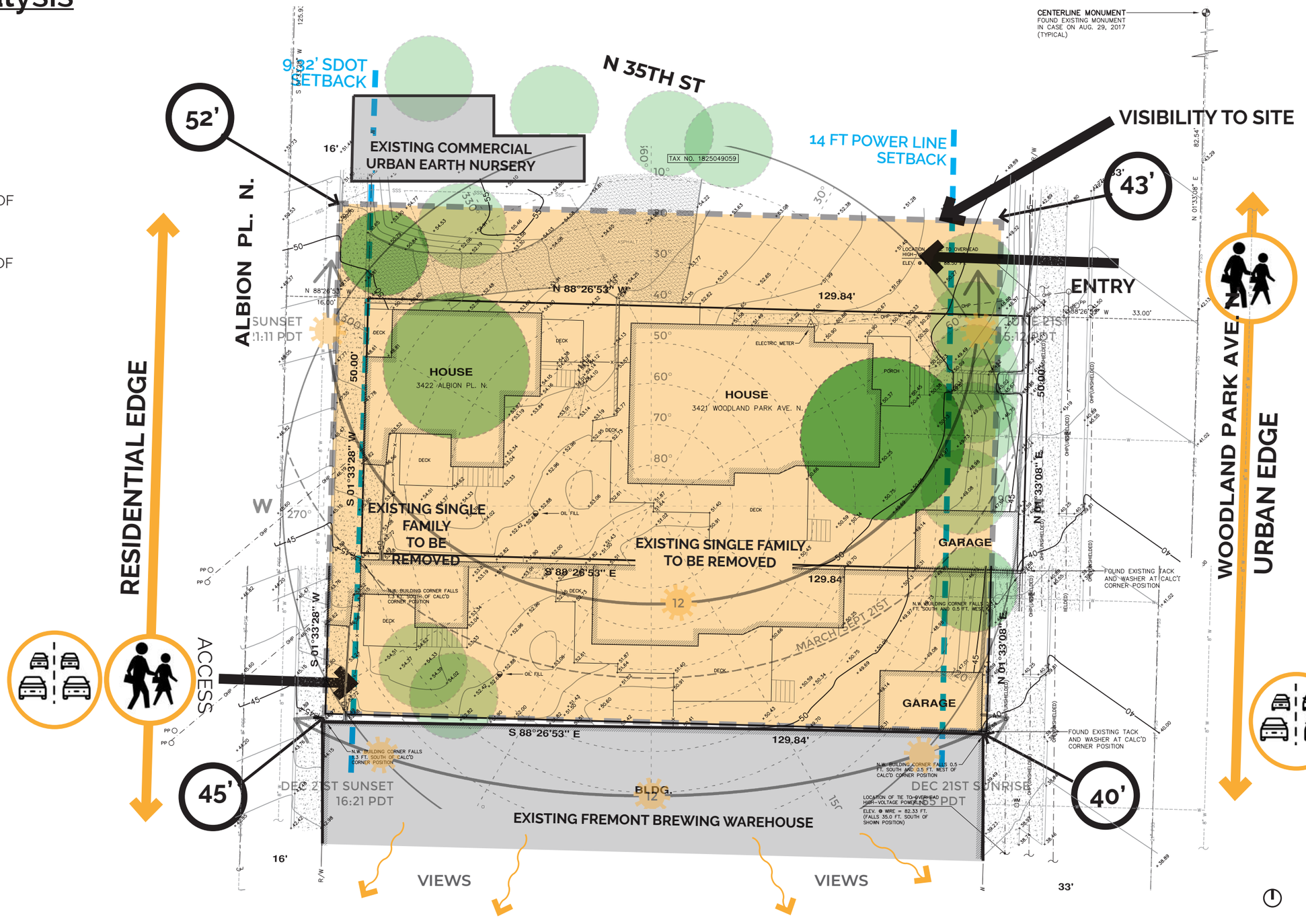
UTILITIES:
ALL UTILITIES SERVICED FROM STREET

ADJACENT BUILDINGS:
NORTH- 1051 N 35TH ST
1-STORY, WD FRAMED COMMERCIAL

EAST - 3415 STONE WAY N
VACANT PARKING LOT

SOUTH - 1050 N 34TH ST
1-STORY, MASONRY WAREHOUSE

WEST- 955 N 35TH ST
1-STORY DUPLEX RESIDENTIAL



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DESIGN PRIORITIES

Drawing from the industrial and artistic character of the neighborhood, the nature of given site circumstances and constraints, the project takes shape through established design priorities and objectives to elevate the human experience.

1 -SETBACK THE BUILDING

The building is within an existing commercial zone but SDOT is requiring a 9.4' setback along the west facade. A powerline setback is also required along Woodland Ave N. The proposed MHA zoning would also require a 10'-0" setback in street-facing facades above a height of 55'.

2 - LOWER / ACTIVATE THE PODIUM

Break up the overall scale of the project through activating the podium of the project and differentiating the lower mass through materials and use. Private roof decks and green space above the podium allow for additional eyes on the street and amenity.

3 - CARVE OUT / ACCENTUATE ENTRY

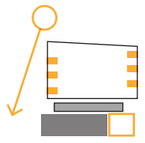
Carve out a recess in the podium to accentuate the entry and celebrate a sense of arrival through a double-height space. Integrate hardscape and landscape to lead inhabitants and visitors towards the entry point, while providing planting buffers from the street.

4 - BREAK UP THE MASS

The building will be defined in three main moves: the podium, the gasket and the mass above. Through recessing and articulating the gasket, the residential mass above will appear to float like on water. Reduce bulk and scale where possible and sensible.

5 - ERODE THE EDGE

To further articulate the building facades, edges should be eroded through the use of fenestration or negative space to further break down the mass and provide visual interest.



6 - SENSITIVITY TO DAYLIGHT

To reduce the bulk and scale of the building and to respect adjacent sites, the facade of the residential massing should be designed to protect daylight and solar activity to the nursery site at the north. north neighboring property.

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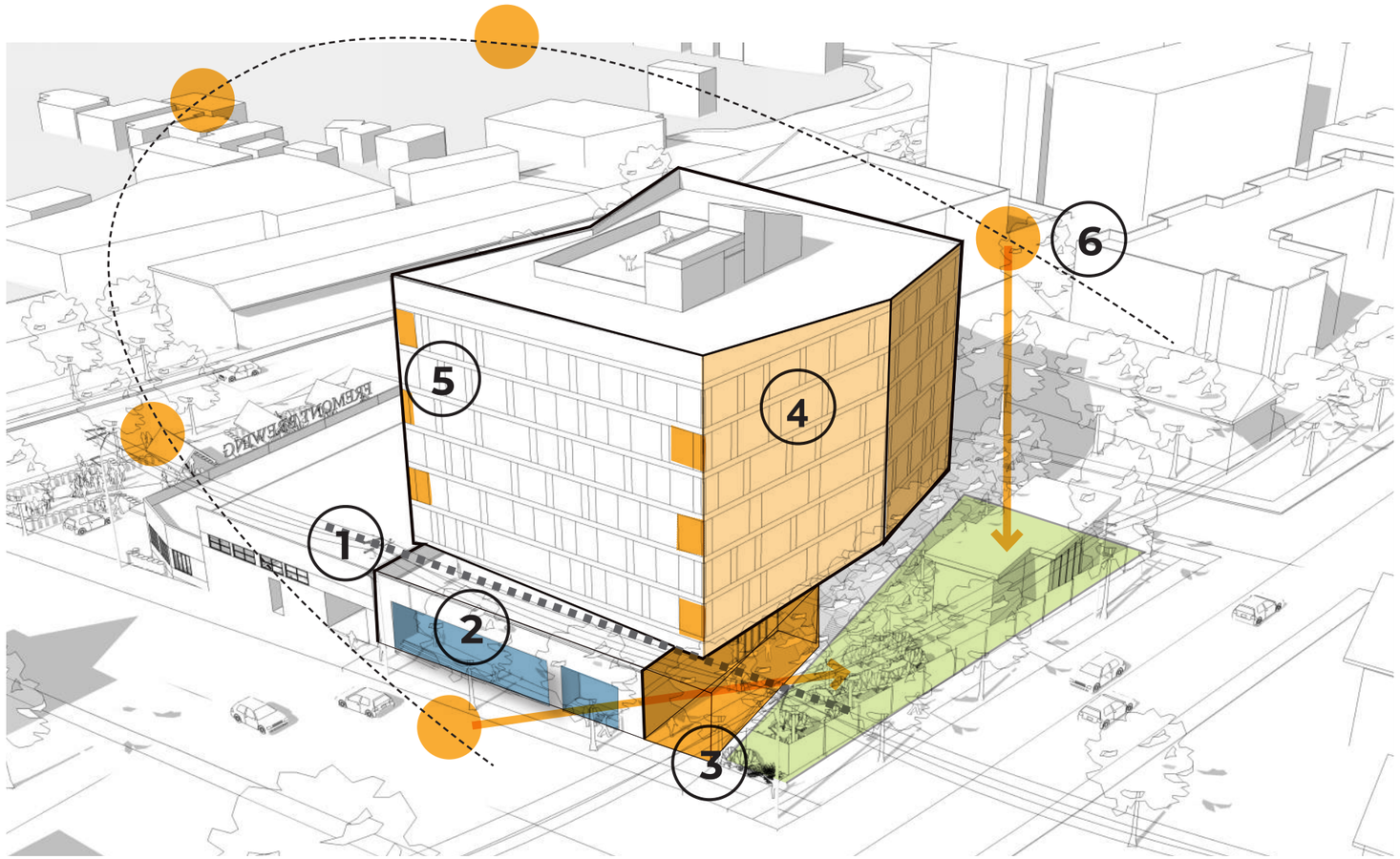
OPTION B3
Flying V | Massing and Character



1 -SETBACK THE BUILDING

2 - LOWER / ACTIVATE THE PODIUM

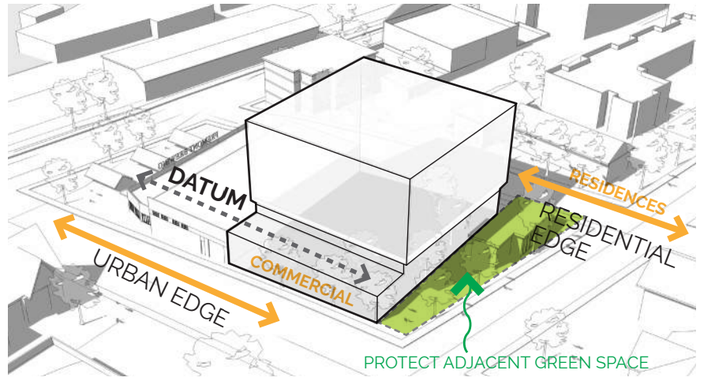
3 - CARVE OUT / ACCENTUATE ENTRY

4 - BREAK UP THE MASS

5 - ERODE THE EDGE

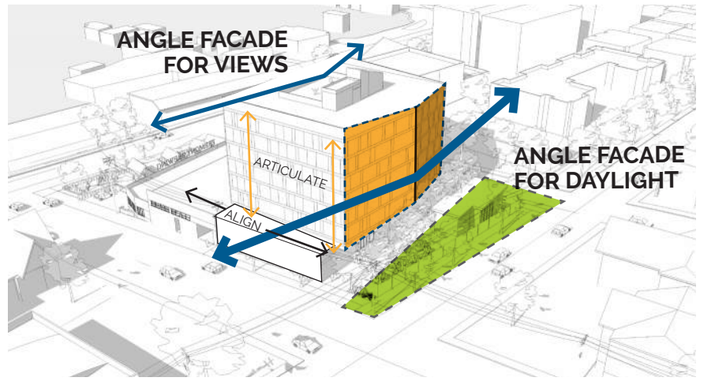
6 - SENSITIVITY TO DAYLIGHT

DESIGN DEVELOPMENT
(preferred scheme)



ACTIVATING THE STREET FACADES

The unique site allows opportunities for the building to react like a corner building with the predominant entry to the site near the northeast. Live / work commercial uses have been placed along the urban edge with residentially scaled uses along the residential edge.



SHAPING THE MASSING

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

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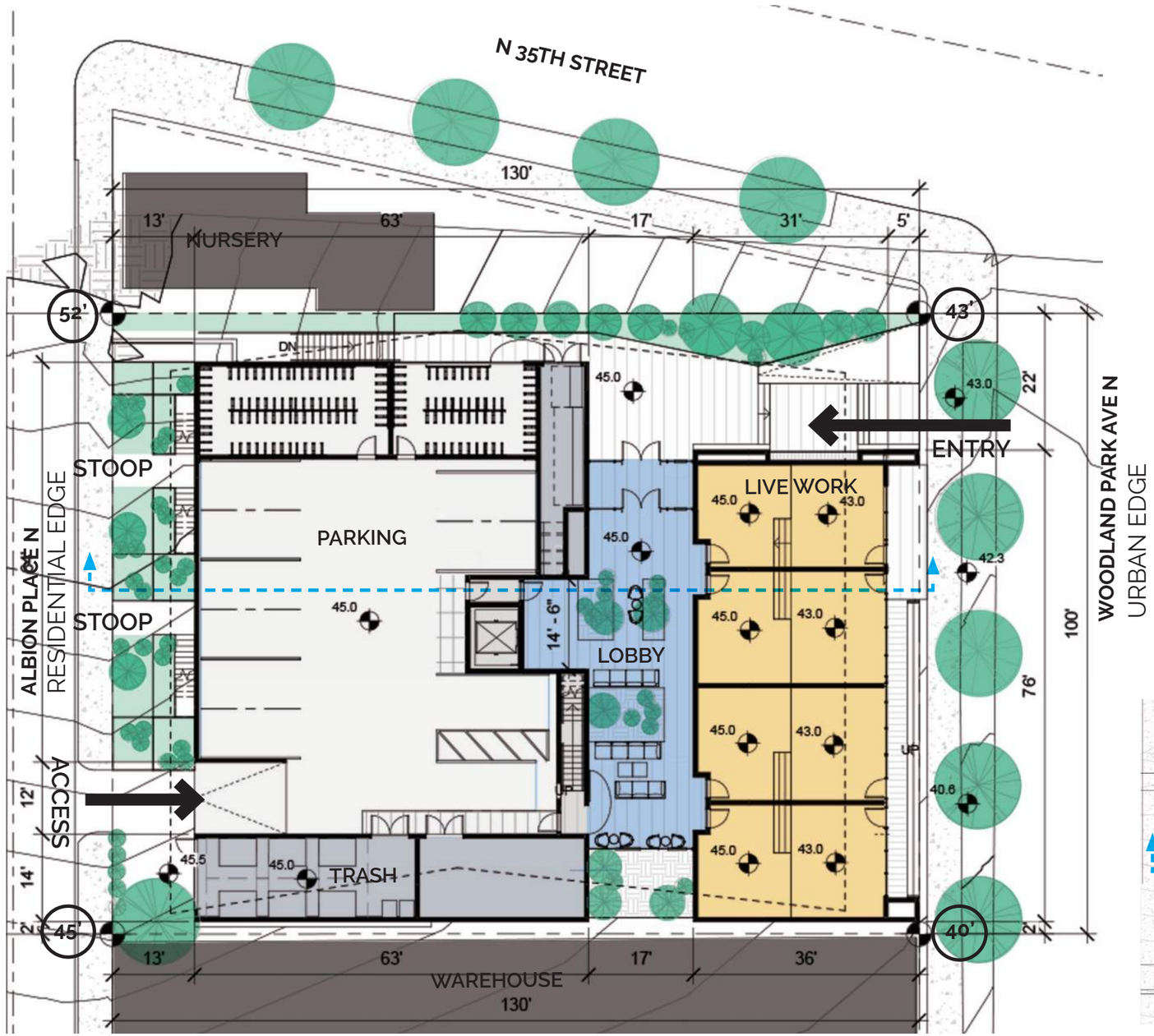
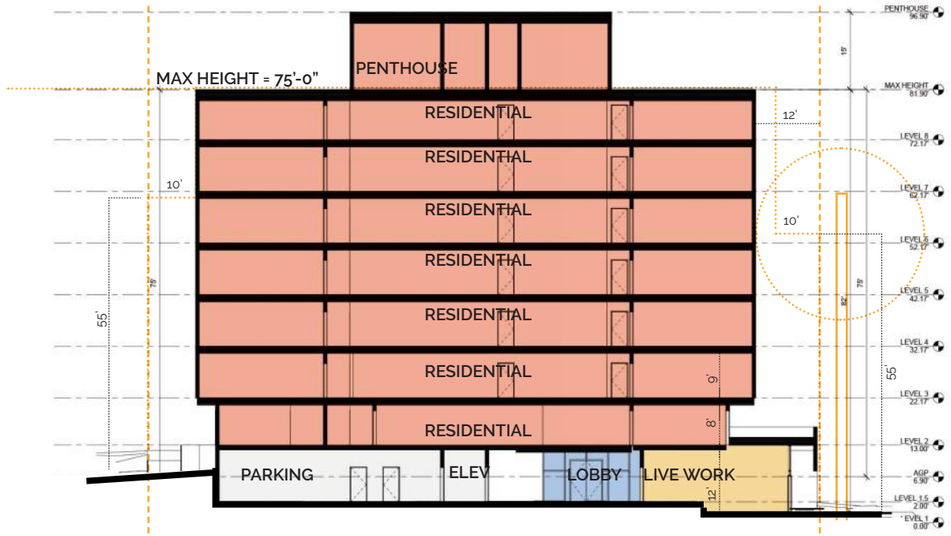
Option B3 Plans| Flying V (preferred)

MHA UPZONE

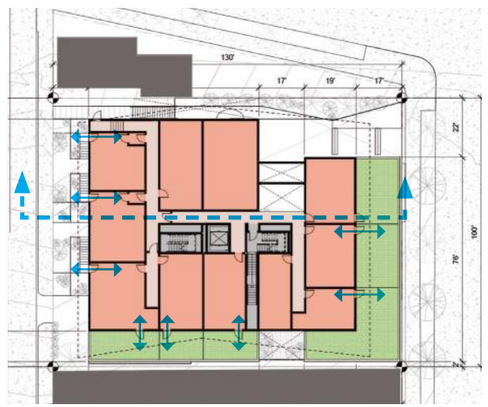
Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

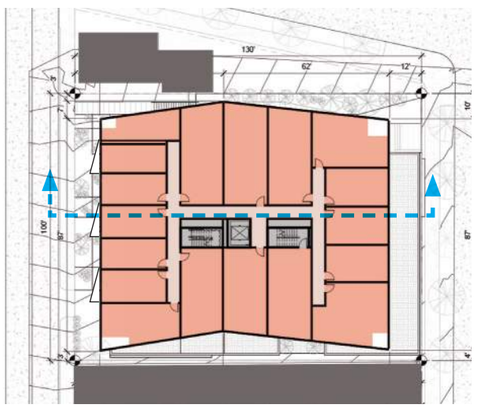
119 Residential Units, 4 Live-Work
415 sf average (gross)





EAST WEST SECTION





LEVEL 1

LEVEL 2

TYPICAL UPPER LEVELS

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EDG MASSING SOLUTIONS

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Option A | **Stratocaster**

CURRENT ZONE

Complies with the current zone should the MHA upzone not pass. Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south.

66 Residential Units, 4 Live-Work
415 sf average (gross)

Proposed FAR:	34,888 sf
Max FAR:	42,250 sf max
Parking:	10 vehicular spots within level 1 garage 70 biking spots
Amenity Area:	1,205 sf (pr - ground) 2,571 sf (pr - roofdeck)

Positive

- Angle of mass relates to the context of the site and has the least obstructive daylight obstruction on the nursery to the north.
- The angles in the mass on the south optimize current views towards the lake to the south.
- A pedestrian mid block allows easy accessibility across the site.

Negative

- Car centric
- Pedestrian circulation marginalized
- No shared recreational area
- Reduced sense of community

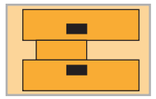
Departures

- none

Option B1 | **Cigar Box**

MHA UPZONE

The mass is broken down from the residential facing facades (Woodland Park Ave N and Albion Ave N).



154 Residential Units, 3 Live-Work
320 sf average (gross)

Proposed FAR:	63,859 sf
Max FAR:	71,500 sf max
Parking:	5 vehicular spots within level 1 garage 157 biking spots
Amenity Area:	680 sf (pr - ground) 3,105 sf (pr - roofdeck)

Positive

- Scale of the mass is broken down on the residential facing streets on the east and the west.

Negative

- Parking and trash pickup on the residential street of Albion Pl N
- Massing obstructs daylight to the north
- Minimal glazing along south / north property lines
- Increase in bulk and scale

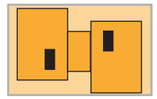
Departures

- none

Option B2 | **Hoffman**

MHA UPZONE

The mass is broken down from the north facing the nursery. A main entryway is established underneath a floating mass on the northeast corner.



124 Residential Units, 3 Live-Work
375 sf average (gross)

Proposed FAR:	60,374 sf
Max FAR:	71,500 sf max
Parking:	9 vehicular spots within level 1 garage 128 biking spots
Amenity Area:	701 sf (pr - ground) 3,400 sf (pr - roofdeck)

Positive

- The mass is broken down on the north and south, providing more daylight to the nursery to the north and providing views to the lake on the south.
- The floating mass in the northeast corner establishes a prominent entry.

Negative

- Parking and trash pickup on the residential street of Albion Pl N
- Massing is blocky and weighted towards the street
- Increase in bulk and scale

Departures

- none

Option B3 | **Flying V**

MHA UPZONE- PREFERRED SCHEME

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

119 Residential Units, 4 Live-Work
415 sf average (gross)

Proposed FAR:	62,159 sf
Max FAR:	71,500 sf max
Parking:	10 vehicular spots within level 1 garage 136 biking spots
Amenity Area:	1,021 sf (pr - ground) 2,571 sf (pr - roofdeck)

Positive

- Angle of mass relates to the context of the site and has the least obstructive daylight obstruction on the nursery to the north.
- The angles in the mass on the south optimize current views towards the lake and provides a lightwell in the event of future development to the south.

Negative

- Pedestrian circulation marginalized
- No shared recreational area
- Bulk and mass along street facades

Departures

- none

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DESIGN GUIDANCE

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The Board expressed support for the preferred massing option, as it is highly responsive to the present and future context and neighboring structures.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Preferred Option A as it has the least massing impact.
- Concerned about the additional mass and bulkiness of rooftop features, such as the elevator overrun, stair penthouses and mechanical equipment.
- Stated the ground floor design should minimize impacts on the pedestrian experience by maximizing setbacks from the sidewalk.
- Concerned about trash staging on Albion Place N as it is a narrow street and has the potential to impact vehicular traffic; trash should be staged inside.
- Noted the design should promote resident and pedestrian safety.
- Concerned about parking impacts and impact of vehicular access on existing adjacent uses and Albion Place N as it a very narrow street.
- Concerned about how the proposed uses will impact the existing uses in the area.

The following comments from Seattle Department of Transportation (SDOT) were received in writing prior to the meeting:

- Noted a neighborhood greenway to calm vehicular traffic and prioritize people walking and biking is planned on Woodland Park Ave N.
- Supported the emphasis on bicycle over vehicular parking. The garage interior should be designed to make bicycle parking easy to locate, secure and attractive.
- Supported vehicular access and trash collection from Albion Place N as proposed.
- Noted street trees are required along both frontages.
- Did not support the proposal to locate the sidewalk on the curb along Albion Place N; encouraged the planting strip to be located between the curb and sidewalk to buffer pedestrian from vehicular traffic, and to enhance the safety and attractiveness of the pedestrian realm.
- Recommended the applicant upgrade the substandard curb ramps on N 35th St and sidewalk on Albion Place N.

EDG GUIDANCE:

PRIORITIES & BOARD RECOMMENDATIONS

1. Massing & Response to Context:

a. The Board unanimously supported Option B3, the applicant's preferred massing option, as it is highly responsive to the present and future context, neighboring structures, and unique perimeter conditions. (CS2)

b. **The Board supported the subtle and sophisticated sculpting of Option B3, and stated it appears to be light and fun in comparison to the blocky and conventional form of options B1 and B2**. In agreement with public comment, the Board encouraged further development of the overall architectural character in a manner that expresses the whimsy and quirkiness of the Fremont neighborhood and specifically prioritized Design Guideline CS2-A, Location in the City and Neighborhood, and CS3A, Emphasizing Positive Neighborhood Attributes. (CS2-A, CS3-A)

c. **In agreement with public comment, the Board supported the eroded corners concept.** The Board noted this feature is important to the success of the mass and should be expanded upon – see additional guidance below under #4.a. (DC2)

d. The Board appreciated that **Option B3 appears to best maximize access to sunlight** for the existing garden center to the north and encouraged further development in this regard. The Board specifically prioritized Design Guideline CS1-B, Sunlight and Natural Ventilation. (CS1-B)

e. The **Board supported the response to the existing commercial datum** to the south along Woodland Park Ave N and the resulting upper-level setback above the live/work units. (CS2-B, CS3-A-1, DC2-A-1)

f. The Board specifically prioritized Design Guidelines CS2-B, Adjacent Sites, Streets and Open Spaces; CS2-D, Height, Bulk and Scale; and DC2-A, Massing. (CS2-B, CS2-D, DC2-A)

2. Entry Experience & Street-Level Uses: Woodland Park Ave N

a. The **Board supported the proposed location of the primary residential entry in the northwest corner, and directed further study of a singular entry sequence.** The sequence should explore integrated ramping and stairs, and consider how pedestrian paths visually terminate – avoiding blank wall conditions in those locations. The Board specifically prioritized Design Guideline DC3-A-1, Interior/Exterior Fit, as it relates to the resolution of the entry sequence. (PL3-A, PL3-B, DC2-B-2, DC3-A-1)

b. **The Board supported the proposed location of the live/work units** and noted it provides an appropriate transition between the existing adjacent commercial use and the proposed residential use. (CS2-B, CS2-D-1, CS3-A-1, PL3-B-3)

c. **The Board stated the design of the spill-out space between the live/work units and the sidewalk should be useable and contribute to the pedestrian realm.** The Board noted they would be inclined to support a departure from commercial depth requirements if it contributes to the resolution of this guidance and the interior arrangement is thoughtfully designed to create distinctive live and work spaces. (CS2-B-2, PL3)

d. **The Board supported the grouped street-facing live/work entries and the secondary entries off the residential lobby**, as it promotes distinction between the live and work spaces as well as commercial viability. (PL3-A, PL3-B-3, DC1)

e. In response to public comment, the Board encouraged the applicant to respond to the **character of the Fremont neighborhood in the design of the live/work frontage**. (CS2, CS2-B-2, CS2-D-1, CS3-A, PL3-B-3)

f. The Board specifically prioritized PL3-A, Entries, and PL3-B, Residential Edges. (PL3A,PL3-B)

3. Entry Experience & Street-Level Uses: Albion Place N

a. The **Board supported the proposed individual entries along Albion Place N as it maximizes eyes on the street**. Stoops should be designed to be usable spaces and contribute to a residential character. (PL2-B-1, PL3-A-3, PL3-B, DC2-D-1)

b. The Board acknowledged SDOT comments regarding the preferred planting strip location along Albion Place N; however, the **Board noted that locating the sidewalk between the curb and the planting strip helps buffer residential units by creating a more contiguous landscape along the property line**. (PL3-B, DC4-D-1)

c. The Board supported the proposed trash storage, staging and service plans. (DC1-C)

4. Facade Composition, Secondary Features & Materiality:

a. In response to public comment, the **Board directed further study of additional recessed balconies on the south facade in a manner that activates and enlivens the façade, takes advantage of views, and is consistent with the eroded corners concept.** Studies should be documented at the Recommendation phase. (DC2, DC2-A-1, DC2B-1, DC2-C-1, DC2-C-2)

b. The **Board noted that the attached balconies on the west façade successfully contribute to a quirky character; however, the Board noted the balconies should be of a useable size**. (CS3, DC2, DC2-C, DC3-B-1)

c. In agreement with public comment, the **Board supported the continuous horizontal banding**. The Board noted that banding should be achieved through figure/ground composition of glazing and materials, as depicted in precedent images 1 and 3 on page 35 of the EDG Packet, rather than literal horizontal material striping, as depicted in precedent image 4 on the same page. (DC2-B-1)

d. **The Board questioned the success of the angled parapet,** but ultimately noted the angle contributes to the sculptural quality of the proposed mass. (CS3, DC2)

e. The Board specifically prioritized Design Guidelines DC2-B, Architectural and Façade Composition; DC2-C, Secondary Architectural Features; and DC4-A, Exterior Elements and Finishes. (DC2-B, DC2-C, DC4-A)

5. Rooftop Open Space & Landscape

a. The **Board supported the proposed location of the rooftop amenity on the south side of the penthouse** - away from the less intense residential zones - as it promotes respect for adjacent sites. (CS2-D-5, DC3-B)

b. In response to public comment, the Board noted that the rooftop will be perceived as a fifth elevation from the bridge and higher elevations. **The penthouse should be designed to be sculptural, informed by the overall architectural concept and inspired by the character of the Fremont neighborhood.** (CS3-A, DC2, DC2-B-1, DC3)

c. The **Board encouraged the incorporation of existing vegetation where possible, and directed further consideration of conifers in the landscape design.** The Board specifically prioritized Design Guideline DC4-D, Trees, Landscape and Hardscape Materials. (DC4-D)

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PROJECT DESIGN DEVELOPMENT - SITE PLAN

Recommendation

Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south. A midblock connection links the northeastern corner to the southwestern corner of the site.

133 Residential Units (Mixed Unit Types)
415 sf average (gross)

Proposed FAR:	71,412 sf proposed
Max FAR:	71,500 sf max
Gross Sf:	71,956
Parking:	22 vehicular spots in basement parking garage
	113 long term biking spots
	12 short term biking spots

Positive

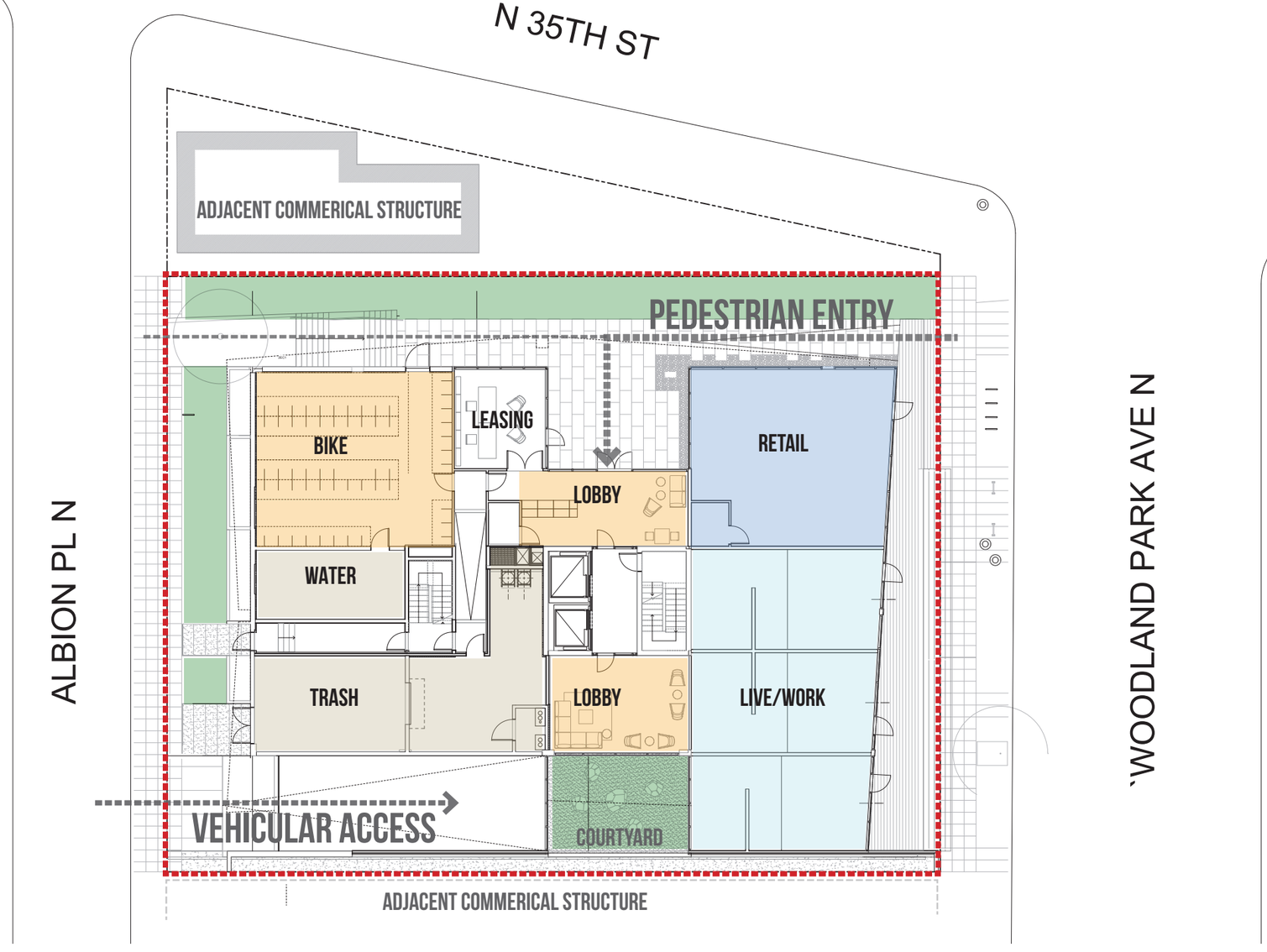
- Angle of mass relates to the context of the site and has the least obstructive daylight obstruction on the nursery to the north.
- The angles in the mass on the south optimize current views towards the lake and provides a lightwell in the event of future development to the south.
- Recesses at the corners allow opportunity to break down bulk and scale and provide outdoor amenity balconies to units

Negative

- Pedestrian circulation marginalized
- No shared recreational area
- Bulk and mass along street facades

Departures

- Departure for driveway aisle width



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

N

Ground Floor Plan
Scale: NTS

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MASSING AND CONTEXT 1
Response to Guidance

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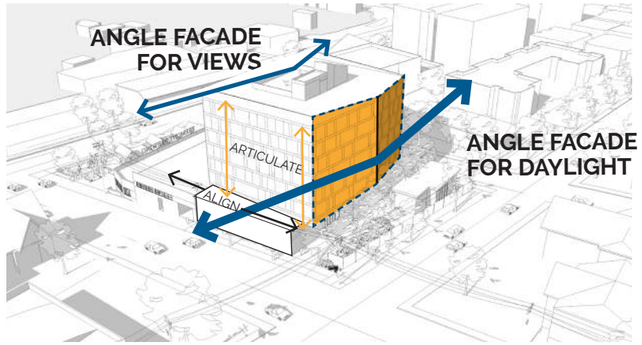
The Board expressed support for the preferred massing option: The angular shape of the massing is highly responsive to the present and future context, neighboring structures, and unique perimeter conditions.



^ EDG Diagram of Massing Articulation

EDG GUIDANCE

1. Massing & Response to Context:

a. The Board unanimously supported Option B3, the applicant's preferred massing option, as it is highly responsive to the present and future context, neighboring structures, and unique perimeter conditions. (CS2)

b. The Board supported the subtle and sophisticated sculpting of Option B3, and stated it appears to be light and fun in comparison to the blocky and conventional form of options B1 and B2. In agreement with public comment, the Board encouraged further development of the overall architectural character in a manner that expresses the whimsy and quirkiness of the Fremont neighborhood and specifically prioritized Design Guideline CS2-A, Location in the City and Neighborhood, and CS3A, Emphasizing Positive Neighborhood Attributes. (CS2-A, CS3-A)

d. The Board appreciated that Option B3 appears to best maximize access to sunlight for the existing garden center to the north and encouraged further development in this regard. The Board specifically prioritized Design Guideline CS1-B, Sunlight and Natural Ventilation. (CS1-B)

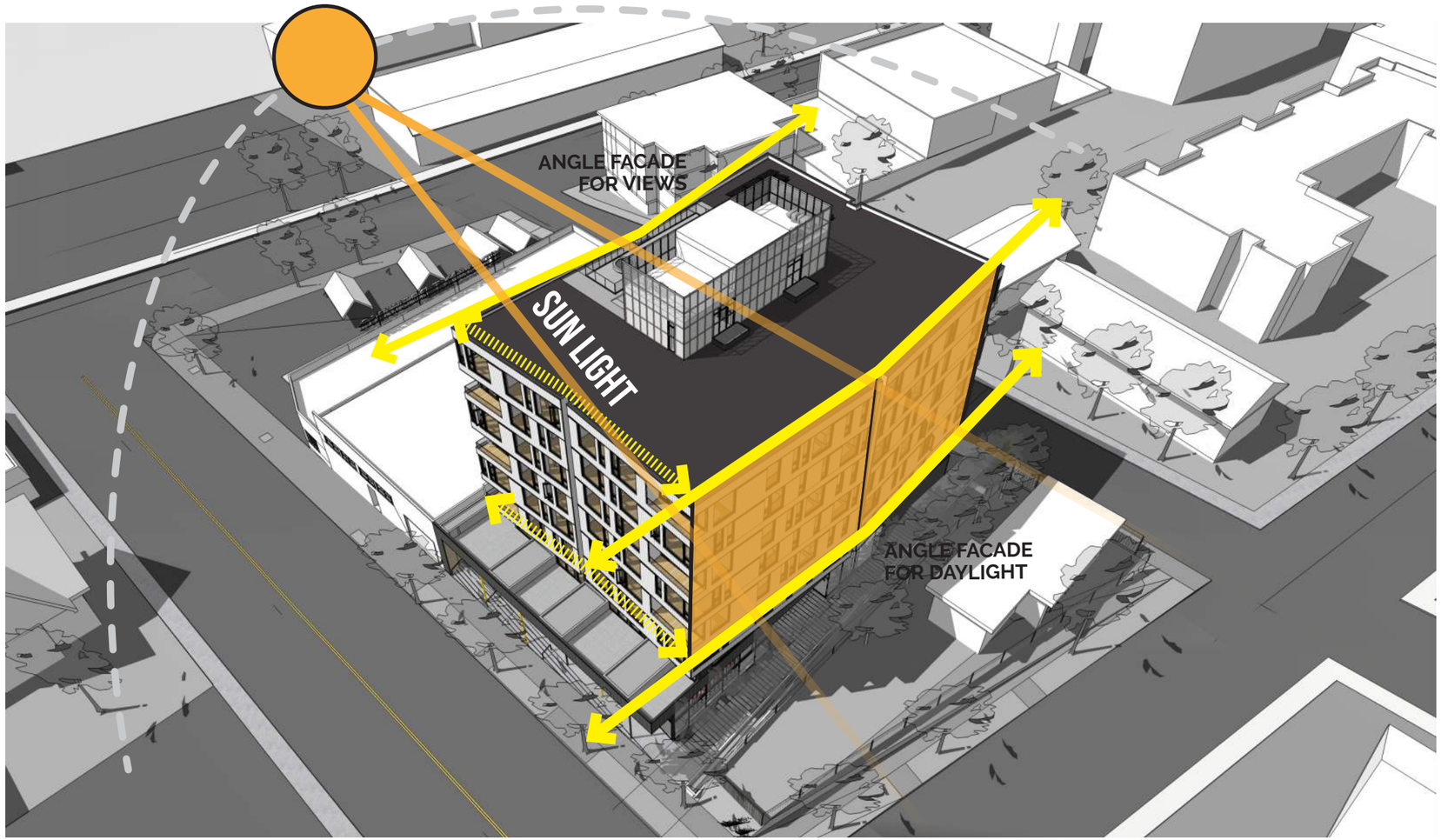
Recommendation Development and Diagram >

RESPONSE

1. Massing & Response to Context:

The massing scheme from the EDG has been maintained and the angular shape of the massing is preserved in order to provide sunlight to the north neighbor and create opportunities for views along the south. Additionally, the angular shape and sculptural form of the building enhance the artistic vibes of the Fremont neighborhood allowing the building to establish a sense of place along the neighborhood block. CS2-A (Sense of Place and Architectural Presence)

Additionally, the design team studied this angular bend within the building's mass and applied it to the east and west facades as well in an effort to further enhance the project's identity. (CS3-A.2)



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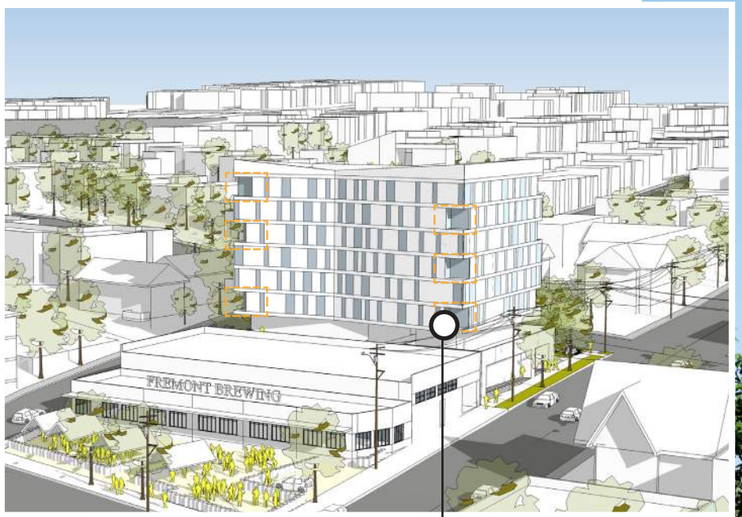
The board supported the eroded corners which successfully elevated the massing scheme and suggested further additions of recessed balconies to gain advantage of the views.

EDG GUIDANCE

1. Massing & Response to Context:

c. In agreement with public comment, the Board supported the eroded corners concept. The Board noted this feature is important to the success of the mass and should be expanded upon – see additional guidance below under #4.a. (DC2)



^ EDG Diagram of Massing Articulation

ERODED CORNERS

The recessed balconies and massing articulation as presented during EDG.

Recommendation Development and Diagram >

RESPONSE

1. Massing & Response to Context:

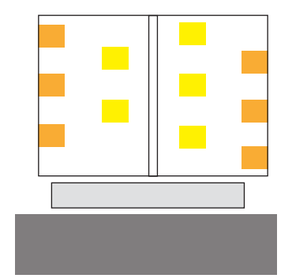
ERODED CORNERS

The recessed balconies have been developed at all four corners of the building to maximize the views to the surroundings and erode the mass. The balconies are being applied in the shifting pattern between floors to create variety in the facade pattern.

North, West, and East facade erosion

ADDITIONAL RECESSED BALCONIES

Additional recessed balconies are proposed on the southern facade of the building to enhance the relationship between indoor and outdoor experience and to maximize users' connectivity to the Lake Union. The mass is punctuated by the balconies which offer weather protection year round, being covered.



South facade erosion

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The board supported the relationship between the proposed podium to the exisiting commercial datum and supported the result of the upper-level setback.

EDG GUIDANCE

1. Massing & Response to Context:

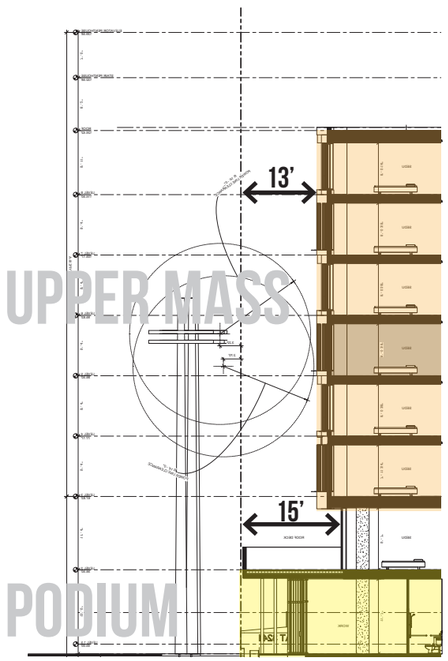
e. The Board supported the response to the existing commercial datum to the south along Woodland Park Ave N and the resulting upper-level setback above the live/work units. (CS2-B, CS3-A-1, DC2-A-1)

f. The Board specifically prioritized PL3-A, Entries, and PL3-B, Residential Edges. (PL3A,PL3-B)

RESPONSE

1. Massing & Response to Context:

The design has maintained the relationship between the commercial depth datum, aligning with the adjacent commercial structure on the south. A gasket provides a transition above this with the bulk of the building mass resting above, setback 13'-0" from the property line.



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ENTRY EXPERIENCE AND STREET-LEVEL USES: WOODLAND PARK AVE N

Response to Guidance

2

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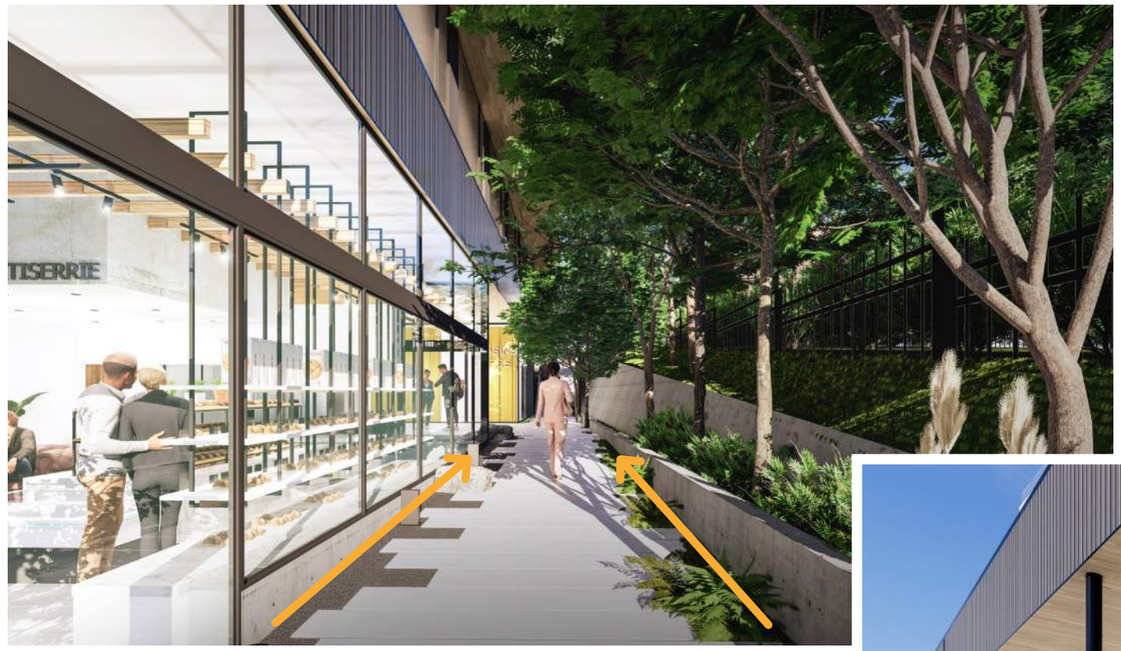
The board supported the location of the residential entrance and provided guidance to integrate ramping and stairs. The board suggested more transparency at the entry sequence by avoiding blank walls at the corner of the entrance.

EDG GUIDANCE

2. Entry Experience & Street-Level Uses
Woodland Park Ave N

a. The Board supported the proposed location of the primary residential entry in the northwest corner, and directed further study of a singular entry sequence. The sequence should explore integrated ramping and stairs, and consider how pedestrian paths visually terminate – avoiding blank wall conditions in those locations. The Board specifically prioritized Design Guideline DC3-A-1, Interior/Exterior Fit, as it relates to the resolution of the entry sequence. (PL3-A, PL3-B, DC2-B-2, DC3-A-1)



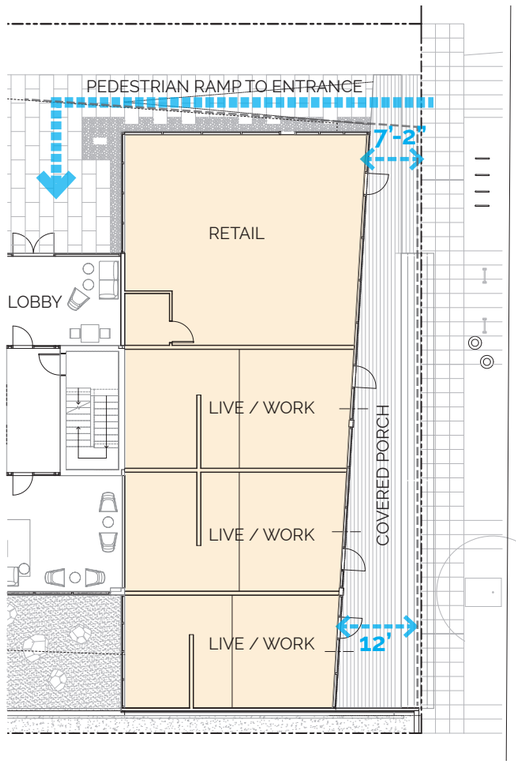
DC3-A-1 : Interior/Exterior Fit
Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Response:

To activate the pedestrian edge of the building's podium, the retail and live/work units have been used programatically to anchor the entrance corner. High levels of transparency visual connect the interior of those spaces with the exterior covered porch, with its stagger columns providing another level of whimsy and an artistic approach to the structure itself.

This design will enhance the outdoor porch and provide an area where interior functions could spill out of the interior retail locations.

The main entrance into the building has been retained at the northwest corner, with a secondary path accessed via a staircase at the northeast corner. These two access points share a pedestrian route across the north edge of the site and assist to channel residents and guests along a landscaped primary entry point.



RESPONSE

2. Entry Experience & Street-Level Uses
Woodland Park Ave N

The design team worked in conjunction with the landscape architects to imagine a gentle, terraced buffer between the commercial greenhouse site on the north and the new building. This landscaped area takes on the same angular characteristics of the angle in the massing and leads residents and guests visually away from the more commercially centered streets and into a lush, courtyard area.

The scale of the pedestrian entry connector is broken down through change in materials and additional landscape plantings.

< Live / Work Units along Woodland Park Ave echo the commercial quality of the street and provide architectural transparency at the entry corner

HIGH TRANSPARENCY

At the Retail and Live/Work Units, Anchoring the Corner

INTEGRATED ACCESS

Stairs and Ramp at Corner

LANDSCAPE

Landscape will soften the edges of the pedestrian entry connection

^ Rendering of Northeast Corner at Retail and Pedestrian Entry Pathway

PEDESTRIAN ENTRANCE CONNECTOR ALONG NORTH SIDE OF BUILDING CONNECTING WOODLAND PARK AVE W/ ALBION PL

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The board supported the location of the live/work units and the transition between existing commercial use and the residential use. The board provided guidance to contribute to the pedestrian realm.

EDG

EDG GUIDANCE

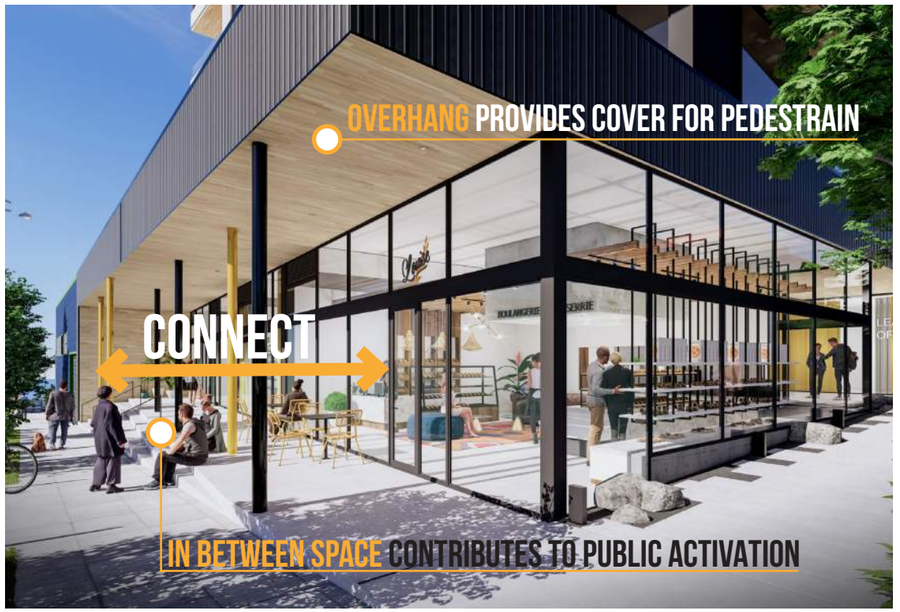
2. Entry Experience & Street-Level Uses
Woodland Park Ave N

b. The Board supported the proposed location of the live/work units and noted it provides an appropriate transition between the existing adjacent commercial use and the proposed residential use. (CS2-B, CS2-D-1, CS3-A-1, PL3-B-3)

c. The Board stated the design of the spill-out space between the live/work units and the sidewalk should be useable and contribute to the pedestrian realm. The Board noted they would be inclined to support a departure from commercial depth requirements if it contributes to the resolution of this guidance and the interior arrangement is thoughtfully designed to create distinctive live and work spaces. (CS2-B-2, PL3)

d. The Board supported the grouped street-facing live/work entries and the secondary entries off the residential lobby, as it promotes distinction between the live and work spaces as well as commercial viability. (PL3-A, PL3-B-3, DC1)

RECOMMENDATION



RESPONSE

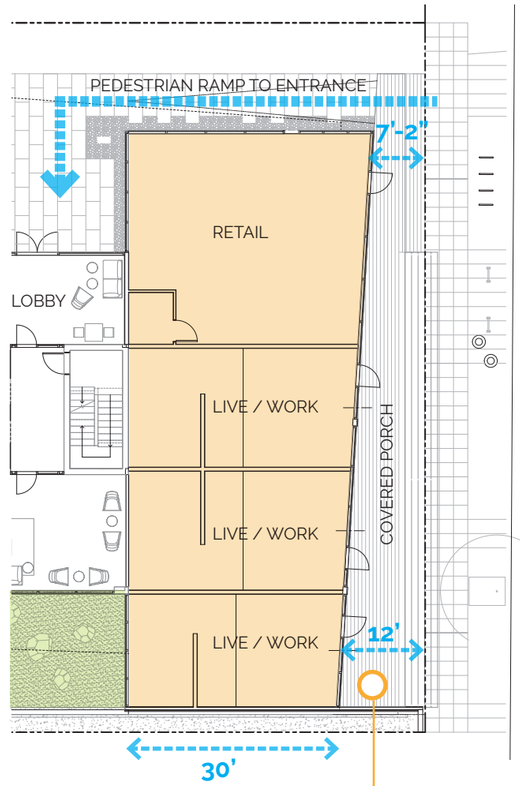
2. Entry Experience & Street-Level Uses
Woodland Park Ave N

The proposed location of the live/work units and retail program have been maintained at the northeast corner of the site providing a good transition between the existing commercial spaces on the north and south and the new residential structure.

To enhance the sense of pedestrian activation along these units, an angle was created *(akin to the angles along the upper level mass)* along the ground plane that expands the depth of the covered porch area under the building overhang. This area will allow for spill out space and informal gathering opportunities along Woodland Park Ave N.

The live/work unit depths have been re-configured to ensure the 30' required commercial depth (15' min for the business portion of the unit), so no departure is needed, though the secondary entrances from the west have been eliminated in an effort to provide needed egress and exiting and a courtyard space off the south lobby.

^ Recommendation Rendering at NorthEast Corner, Retail Space



COVERED OVERHANG
CONTRIBUTES TO PEDESTRIAN REALM AND THE NEW ANGLE OPENS UP GREATER AMOUNTS OF SPACE FOR SPILL OUT ACTIVITY AND SIDEWALK ACTIVATION

N **Ground Floor Plan**
Scale: NTS

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ENTRY EXPERIENCE AND STREET-LEVEL USES: ALBION PLACE N

Response to Guidance

3

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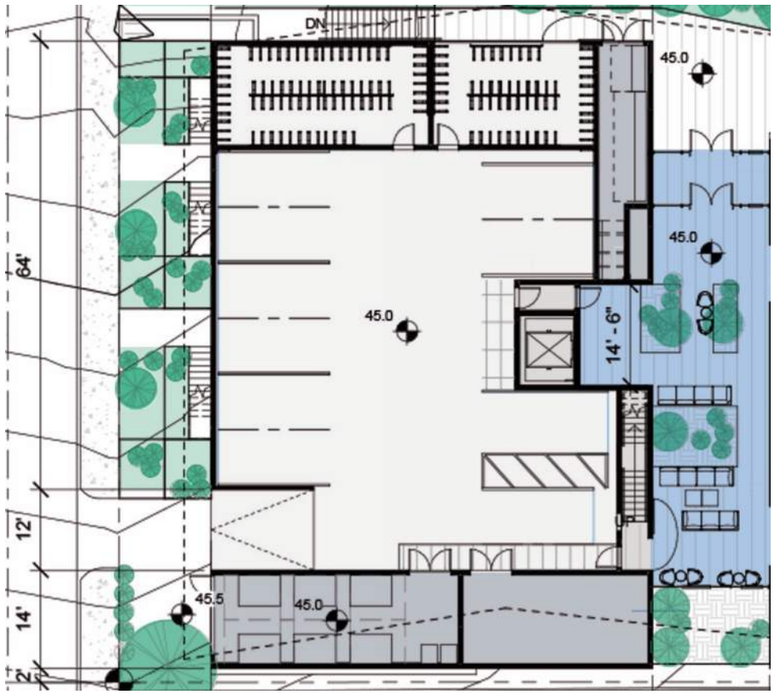
The board supported the use of planting strip as the transitional element between the curb and residential units. The board supported the proposed trash storage and services plan.



EDG GUIDANCE

3. Entry Experience & Street-Level Uses
Albion Place N

a. The Board supported the proposed individual entries along Albion Place N as it maximizes eyes on the street. Stoops should be designed to be usable spaces and contribute to a residential character. (PL2-B-1, PL3-A-3, PL3-B, DC2-D-1)

b. The Board acknowledged SDOT comments regarding the preferred planting strip location along Albion Place N; however, the Board noted that locating the sidewalk between the curb and the planting strip helps buffer residential units by creating a more contiguous landscape along the property line. (PL3-B, DC4-D-1)

c. The Board supported the proposed trash storage, staging and service plans. (DC1-C)

^ EDG Diagram of Albion Place N Residential Entries, Vehicular and Solid Waste Storage Access

RESPONSE

3. Entry Experience & Street-Level Uses
Albion Place N

a. The design team evaluated the program with the client and consultant team following the Early Design Guidance meeting and determined that the ground level needed to be slightly modified in order to accommodate some additional bike storage and plumbing / mechanical rooms. Keeping with the idea of preserving the commercial base datum, the design was adapted to maintain the commercial look around the base of the structure, with landscaping and access doors for trash and the parking garage.

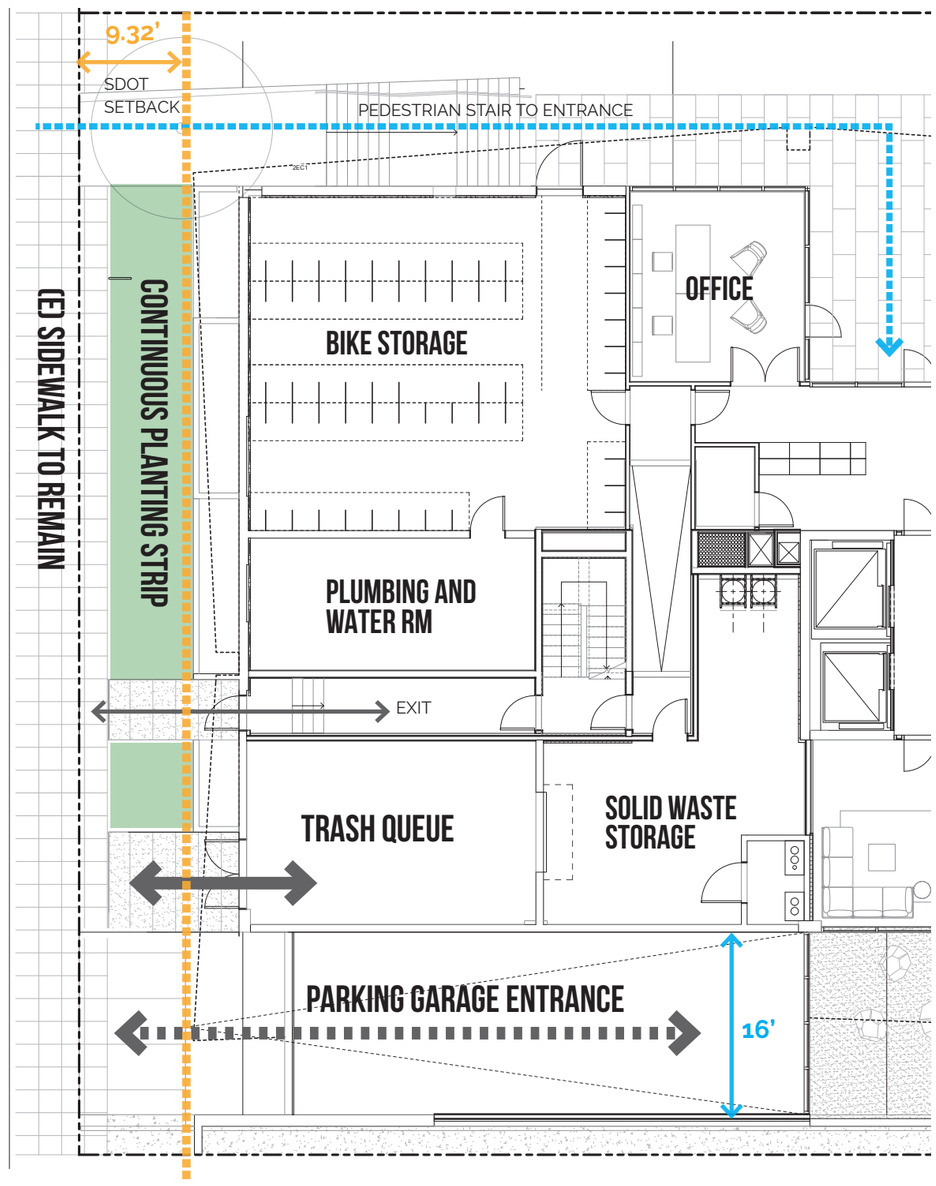
While individual unit entries were removed from the recommendation scheme, opportunities for usable open space were preserved on the second level with units having direct access to decks above the commercial datum, allowing for a more generous landscape and open space buffer from Albion Pl N.

b. Per design guideline PL1-A1 "Enhancing open space" the existing sidewalk condition has been left in its original place to maintain the traditional block condition and more meaningfully connect to the broader open space network that is existing. All pedestrian access has been designed to integrate with this condition and the design team agrees with SDCI regarding the larger, continuous planting strip adjacent to the building.

c. The proposed solid waste storage, staging and vehicular garage entrance have been retained in the southwest corner of the project and the garage has increased in size from 12' wide to 16' wide.

It should be noted however, that the proposed 2-way drive is less than the required 22' wide required for a two-lane driveway. Project is proposing a single lane exit sight triangle at exit and will require a departure. Proposed departure maintains safety of pedestrians and traffic crossing the curb cut.

^ Recommendation Development and Diagram
Proposed Solution >



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FACADE COMPOSITION, SECONDARY FEATURES & MATERIALITY

Response to Guidance

4

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The board suggested further studies and additions of recessed balconies to gain advantage of the views. The board questioned the usability of the balconies on the west facade due to the size.

EDG GUIDANCE

4. Facade Composition, Secondary Features & Materiality

a. In response to public comment, the Board directed further study of additional recessed balconies on the south facade in a manner that activates and enlivens the façade, takes advantage of views, and is consistent with the eroded corners concept. Studies should be documented at the Recommendation phase. (DC2, DC2-A-1, DC2B-1, DC2-C-1, DC2-C-2)

b. The Board noted that the attached balconies on the west façade successfully contribute to a quirky character; however, the Board noted the balconies should be of a useable size. (CS3, DC2, DC2-C, DC3-B-1)

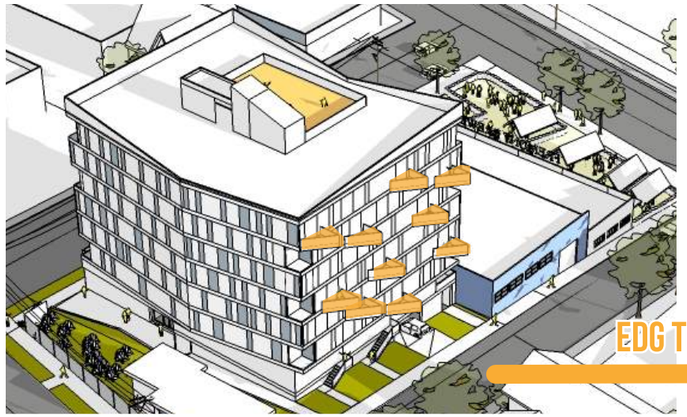
RESPONSE

4. Facade Composition, Secondary Features & Materiality:

a. In response to design guidance, the design team investigated approaches to further activate the south facade. Recessed balconies were staggered, similarly to the eroded corners to provide variety and visual interest while breaking up the building facade to decrease the visual weight of the mass. This integration allows opportunity for exterior living space for some units and access towards the Lake Union views.

b. There were several limitations, including balcony functional size, which limited the use of the triangular balconies. The proposed design, thus eliminates this option in lieu of a more wholistic and continuous approach including the recessed balconies at the corner. Recessing the balconies into the building mass allows additional weather protection for use year round.

^ Recommendation Development
Close up view of eroded corner and south facade balconies

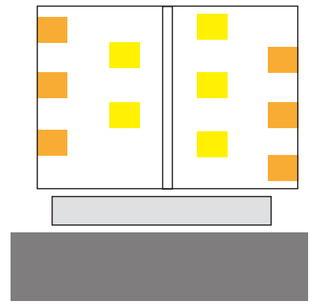


EDG TO REC

GASKETS IN THE CENTER OF EACH FACADE FURTHER BREAK DOWN THE MASS AND BECOME THE PIN TO THE ANGLED FACADES ON EITHER SIDE

RECESSED DECKS AT THE CORNERS OF THE MASS HELP ERODE AND BREAK DOWN THE SCALE OF THE PROJECT AND ENLIVEN THE BUILDING FACADE.

PER GUIDANCE, THE PROJECT DID INCORPORATE RECESSED BALCONIES AT THE SOUTH FACADE TO TAKE ADVANTAGE OF VIEWS TO LAKE UNION AND FURTHER ACTIVATE THE DESIGN



South facade erosion

< Recommendation Development
South Facade Balcony Diagram

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The board supported the horizontal banding and suggested that the banding should be achieved through the composition of glazing and materials as shown in the precedent images.

EDG GUIDANCE

4. Facade Composition, Secondary Features & Materiality

c. In agreement with public comment, the Board supported the continuous horizontal banding. The Board noted that banding should be achieved through figure/ground composition of glazing and materials, as depicted in precedent images 1 and 3 on page 35 of the EDG Packet, rather than literal horizontal material striping, as depicted in precedent image 4 on the same page. (DC2-B-1)

RESPONSE

4. Facade Composition, Secondary Features & Materiality:

Response: As the design developed, the design team followed guidance to provide for a continuous horizontal design language as emphasized below on the podium and through the banding in the main white metal mass. While the darker base materials weight and ground the building, the dark windows were picked up at the top to compose the fenestration within the figure / ground methodology proposed, helping break up and further define the window openings.

The vertical expression of the proposed metal panel both at the base (dark metal panel) and at the upper mass of the building (proposed in white metal paneling) relates to the precedent images as presented here and design cues are implemented from the window patterns, particularly at image 3. A horizontal flashing join along the top of each floor brings an honesty to both the material but also to the structural identity of the floor plate behind it. This move further emphasizes the continuous horizontal banding

v Precedent Images from EDG packet

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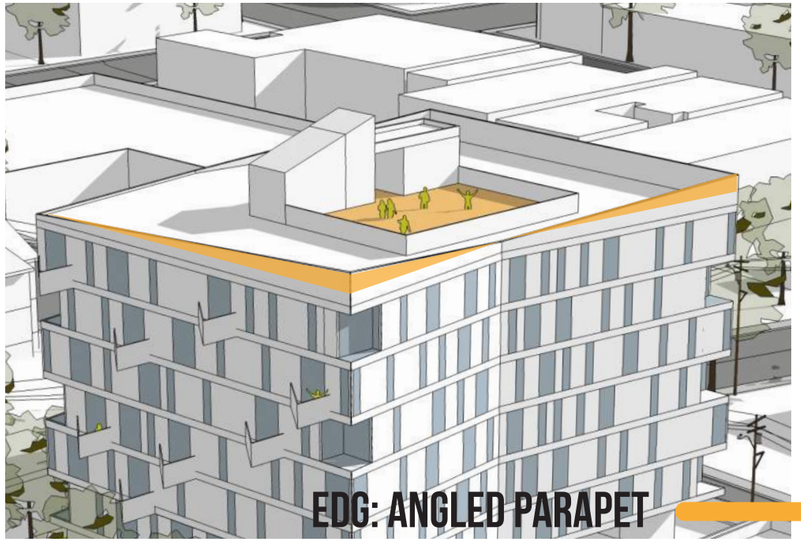
The board questioned the success of the angled parapet ; however, the board supported its contribute to the sculptural quality of the massing.



EDG: ANGLED PARAPET

REC: FLATTENED PARAPET

EDG GUIDANCE

4. Facade Composition, Secondary Features & Materiality

d. The Board questioned the success of the angled parapet, but ultimately noted the angle contributes to the sculptural quality of the proposed mass. (CS3, DC2)

RESPONSE

4. Facade Composition, Secondary Features & Materiality:

After consideration of the board's guidance, the design team agrees that the angled parapet does not successfully contribite to the sculptural quality of the proposed mass. The parapet was flattened to allow greater visibility out towards the surrounding views of the Cascade Mountains, downtown Seattle and Lake Union. The re-designed parapet also allows for additional views in towards the building, particularly at the highest point: a scultpural penthouse, re-imagined as a glowing light box (that changes color with the helpf of imbedded LED lighting) will more greater serve as a beacon against the backdrop of the city. The polygal material will reflect the sky during the day and serve as an energetic and artistic display during the evenings.

Night Rendering of proposed project at Recommendation Stage>

SCULPTURAL ASPECT

PRECEDENT IMAGE

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ROOFTOP, OPEN SPACE & LANDSCAPE

Response to Guidance

5

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The board supported the location of the amenity space and suggested that the penthouse should be designed to be sculptural. The board encouraged the incorporation of existing vegetation where possible.

EDG GUIDANCE

4. Rooftop Open Space & Landscape

a. The Board supported the proposed location of the rooftop amenity on the south side of the penthouse - away from the less intense residential zones - as it promotes respect for adjacent sites. (CS2-D-5, DC3-B)

b. In response to public comment, the Board noted that the rooftop will be perceived as a fifth elevation from the bridge and higher elevations. The penthouse should be designed to be sculptural, informed by the overall architectural concept and inspired
by the character of the Fremont neighborhood. (CS3-A, DC2, DC2-B-1, DC3)

c. The Board encouraged the incorporation of existing vegetation where possible, and directed further consideration of conifers in the landscape design. The Board specifically prioritized Design Guideline DC4-D, Trees, Landscape and Hardscape Materials. (DC4-D)

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ARCHITECTURAL DRAWINGS 6

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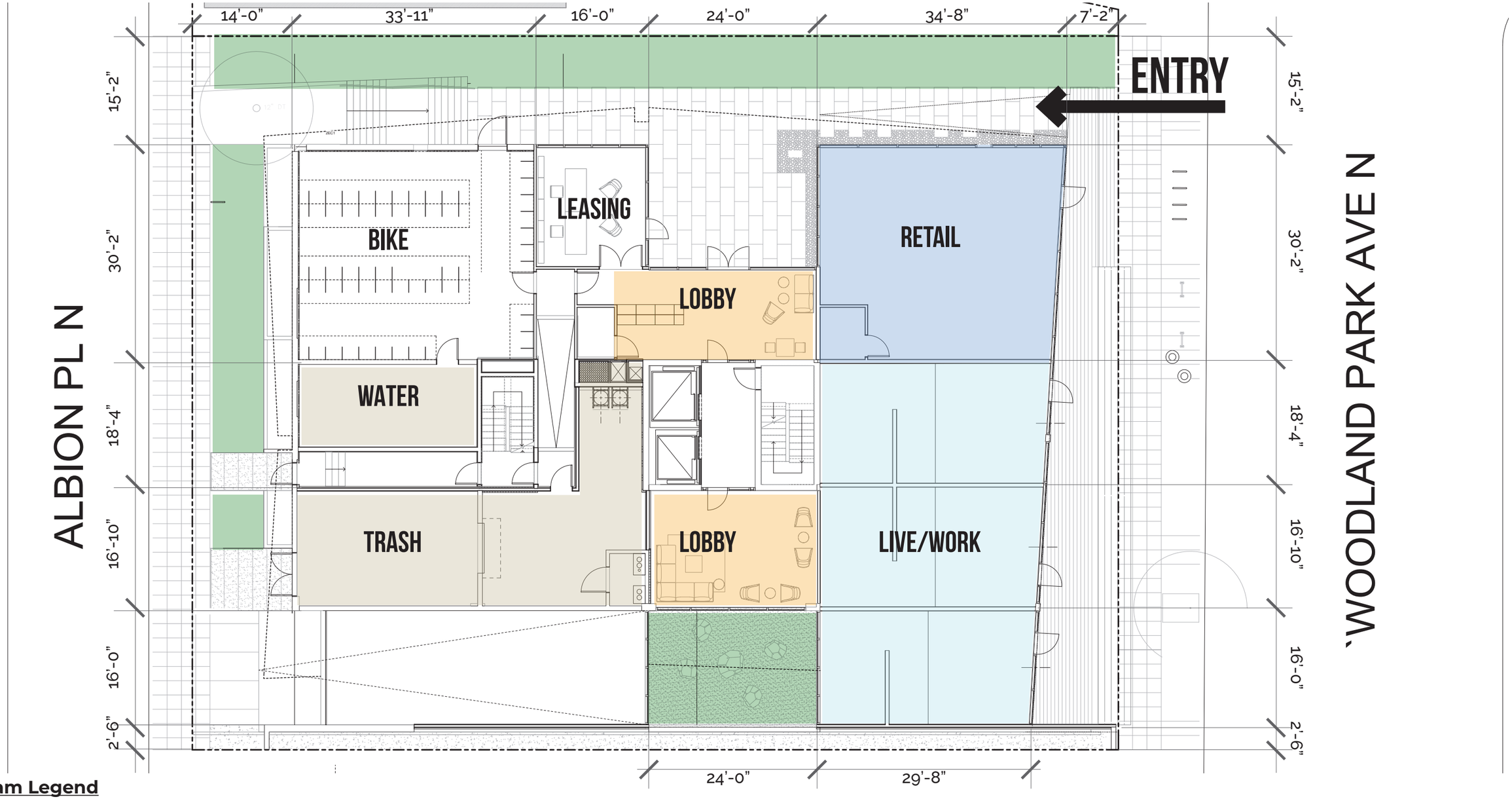
GROUND FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

N

Ground Floor Plan
Scale: NTS

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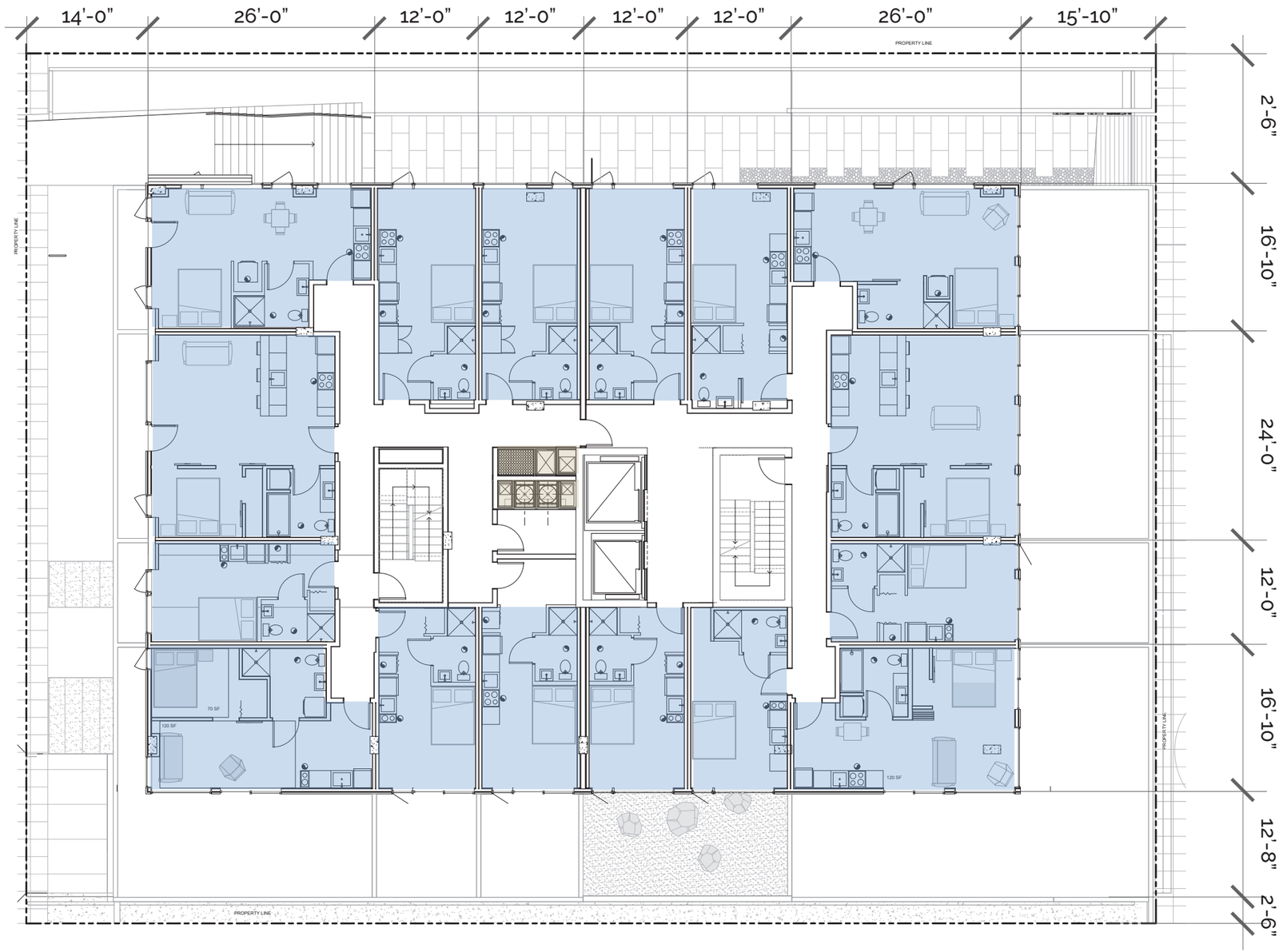
2ND FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

2nd Floor Plan
Scale: NTS

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3RD, 5TH, 7TH FLOOR PLAN

Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

3rd, 5th, 7th Floor Plan
Scale: NTS

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4TH, 6TH, 8TH FLOOR PLAN

Use Diagram Legend

- common space
- utility / mechanical
- green space
- units
- retail
- corridor

4th, 6th, 8th Floor Plan
Scale: NTS

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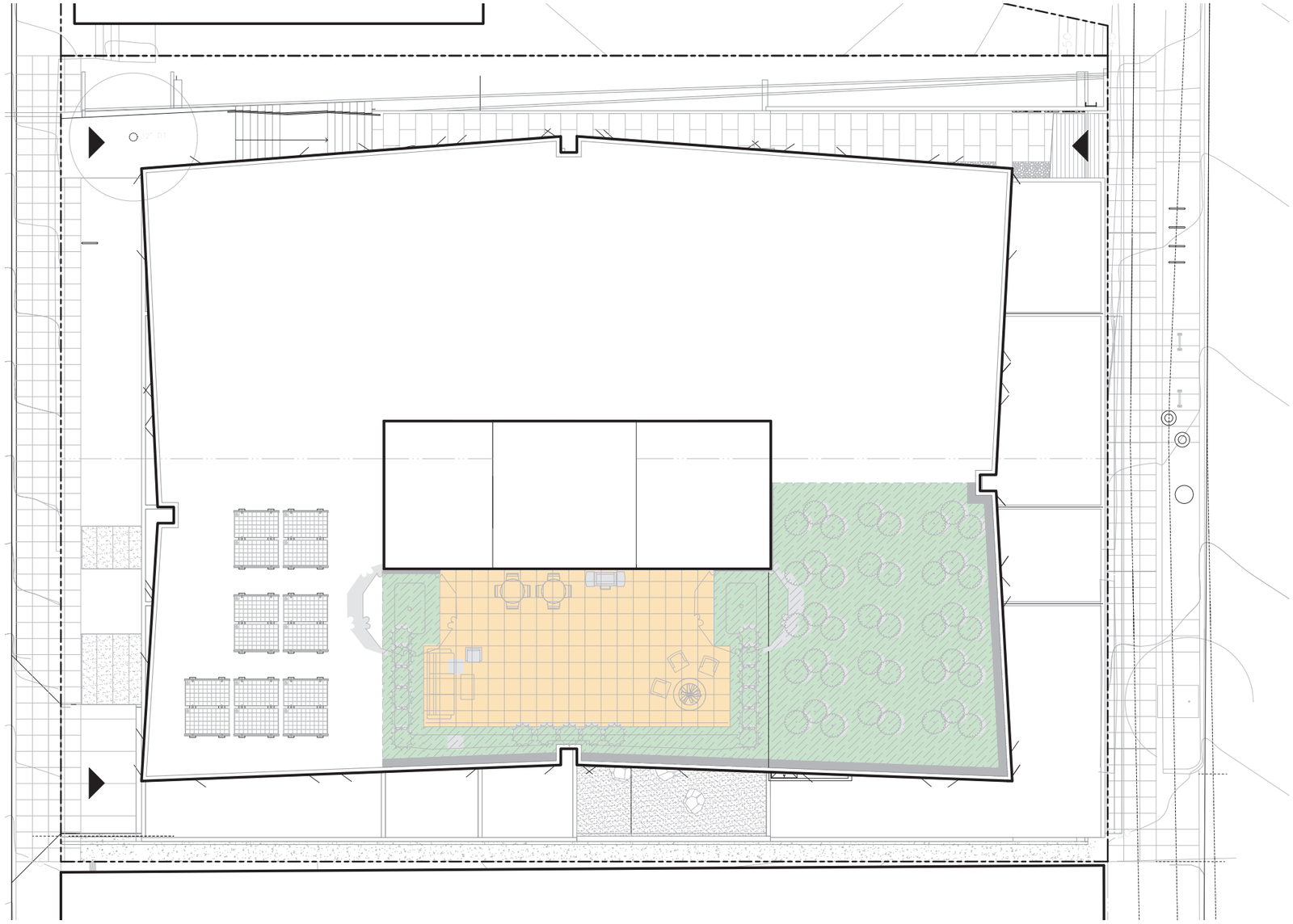
ROOFTOP FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- green space
- units
- retail
- corridor

N

Roof Plan
Scale: NTS

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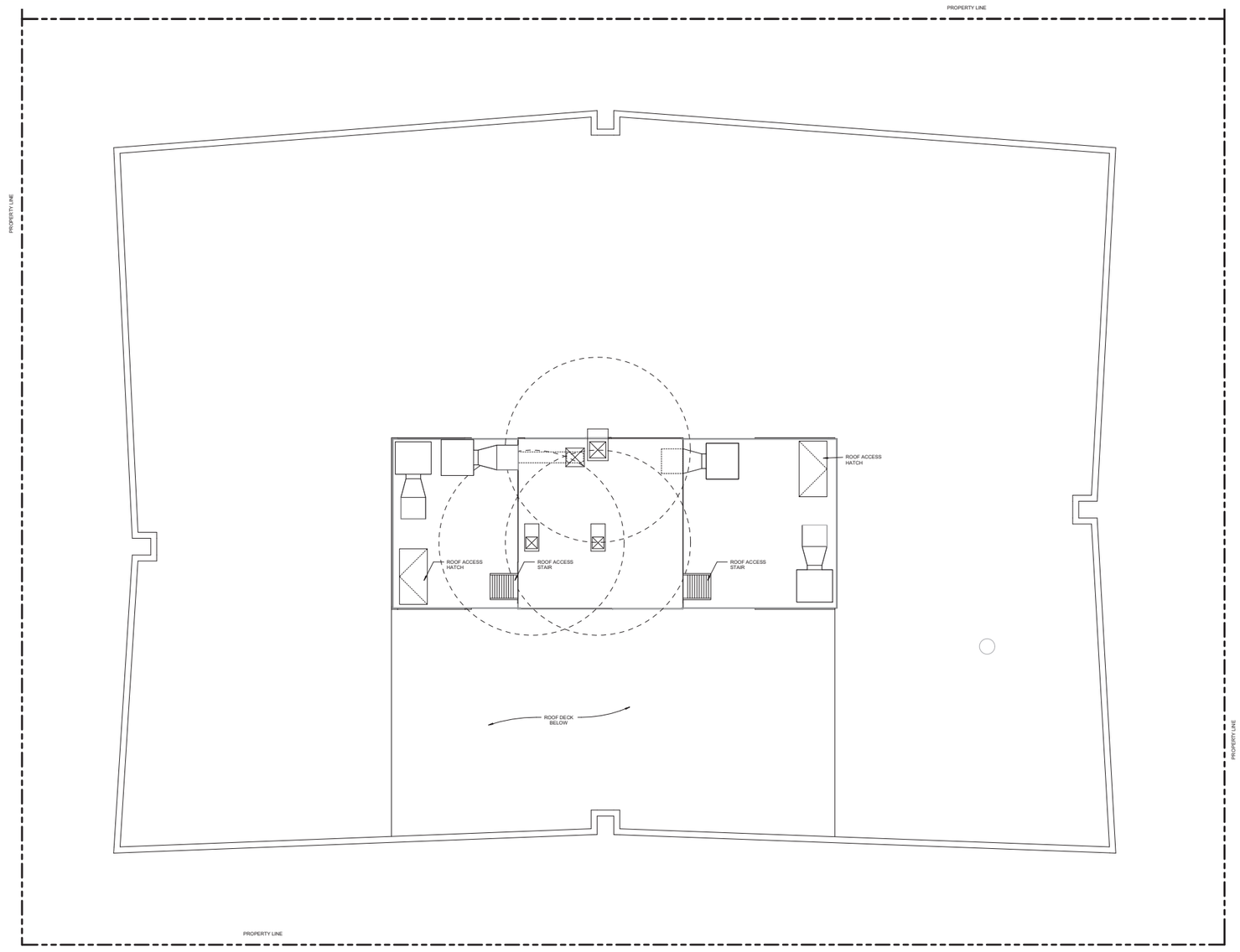
PENTHOUSE FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

Penthouse Floor Plan
Scale: NTS

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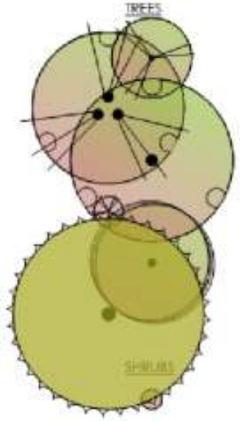
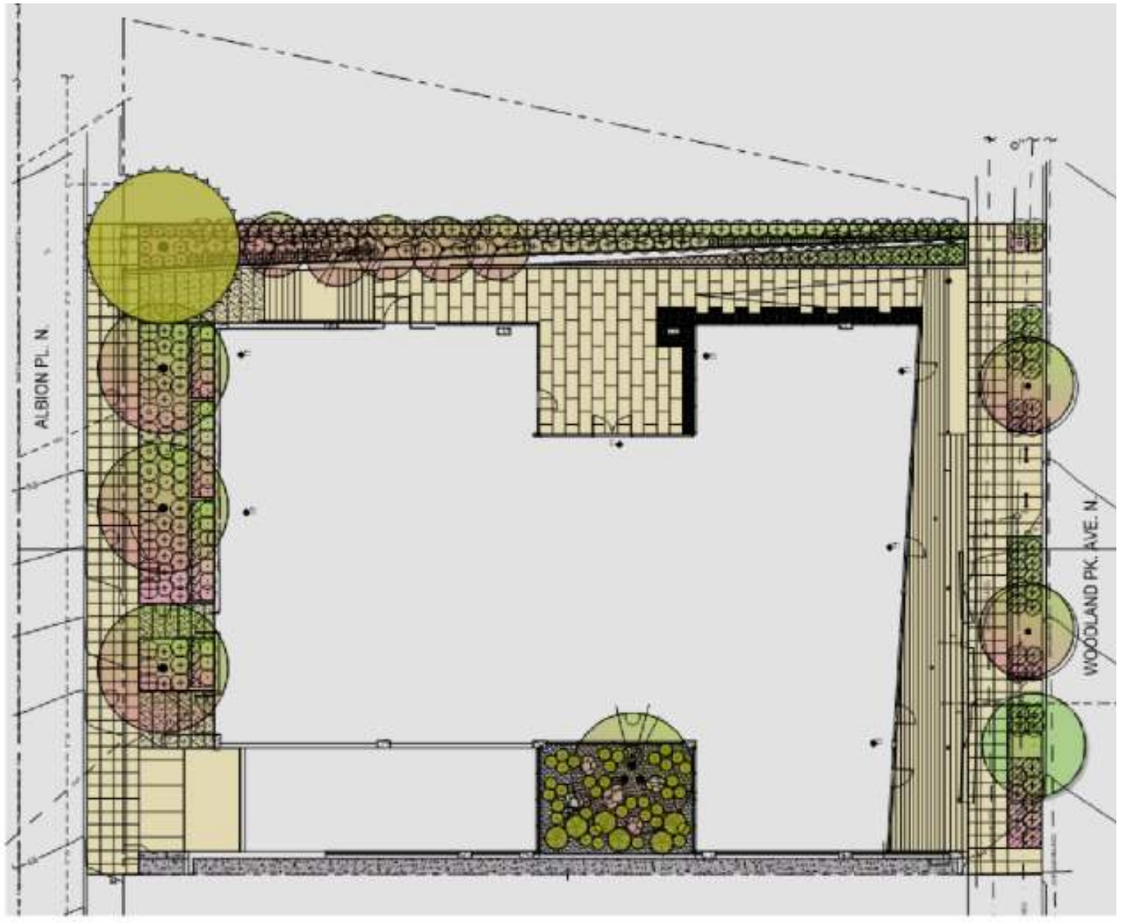


PLANT SCHEDULE (STREET TREE SELECTIONS APPROVED BY SDOT URBAN FORESTER BEN ROBERTS VIA EM

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	ACER CIRCINATUM * MULTI-TRUNK	VINE MAPLE	6-8' HT.
	ACER PALMATUM MULTI-TRUNK, GREEN LEAF	JAPANESE MAPLE	6-8' HT.
	CARPINUS JAPONICA WELL BRANCHED	JAPANESE HORNBEAM	2.5" CAL.
	CHAMAECYPARIS OBTUSA *	HINOKI FALSE CYPRESS	4' HT.
	PARROTIA PERSICA WELL BRANCHED	PERSIAN PARROTIA	2" CAL.
	PSEUDOTSUGA MENZIESII SPECIMEN	DOUGLAS FIR	10-12' HT.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	CORNUS SERICEA 'ARTIC FLAME'	ARTIC FLAME DOGWOOD	3 GAL.
	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	2 GAL.
	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	5 GAL.
	ILEX CRENATA 'CONVEXA' *	CONVEX LEAVED JAPANESE HOLLY	2 GAL.
	NANDINA DOMESTICA 'MOON BAY' TM *	HEAVENLY BAMBOO	2 GAL.
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL.
	SARCOCOCCA HOOKERIANA HUMILIS *	SWEET BOX	2 GAL.
	SPIRAEA X BUMALDA 'DENISTAR	DENISTAR SPIRAEA	5 GAL.
	VIBURNUM DAVIDII *	DAVID VIBURNUM	5 GAL.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX OBNUPTA TRIANG. SPAC.	SLOUGH SEDGE	1 GAL.
	LIRIOPE SPICATA * TRIANG. SPAC.	CREEPING LILY TURF	1 GAL.
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.



1 COLOR PLAN STREET LEVEL
scale 1" = 10' - 0"

0 10 20

MATERIALS & FINISHES ONSITE

SYMBOL	DESCRIPTION
	CONC. PVMT. W/ LT. SANDBLAST FIN.
	1"(-) CRUSHED ROCK
	CRUSHED GRANITE 1/2" CLEAR, MARENAKOS ROCK CENTER, 425-392-3313
	1-1/2"ø WASHED DRAIN ROCK
	2"X4"X2-1/2" PRECAST CONC. PAVERS
	2'X2'X3' - 3'X3'X4' HIGH CASCADE GRANITE BOULDERS, MARENAKOS ROCK CENTER 425-392-3313
	"TOFINO NO SCRATCH BIKE RACK" BY SPORTSWORK, SURFACE MOUNT

ROW CONCRETE PAVING:

1. PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTION: SAND COATED THROUGH JTS., SAWCUT JTS., NO SHINERS SCORING PER PLAN

2' X 2' SCORING W/ SAWCUT JTS.

THROUGH JT. (TJ)

LANDSCAPE PLAN

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EXTERIOR LIGHTING PLAN

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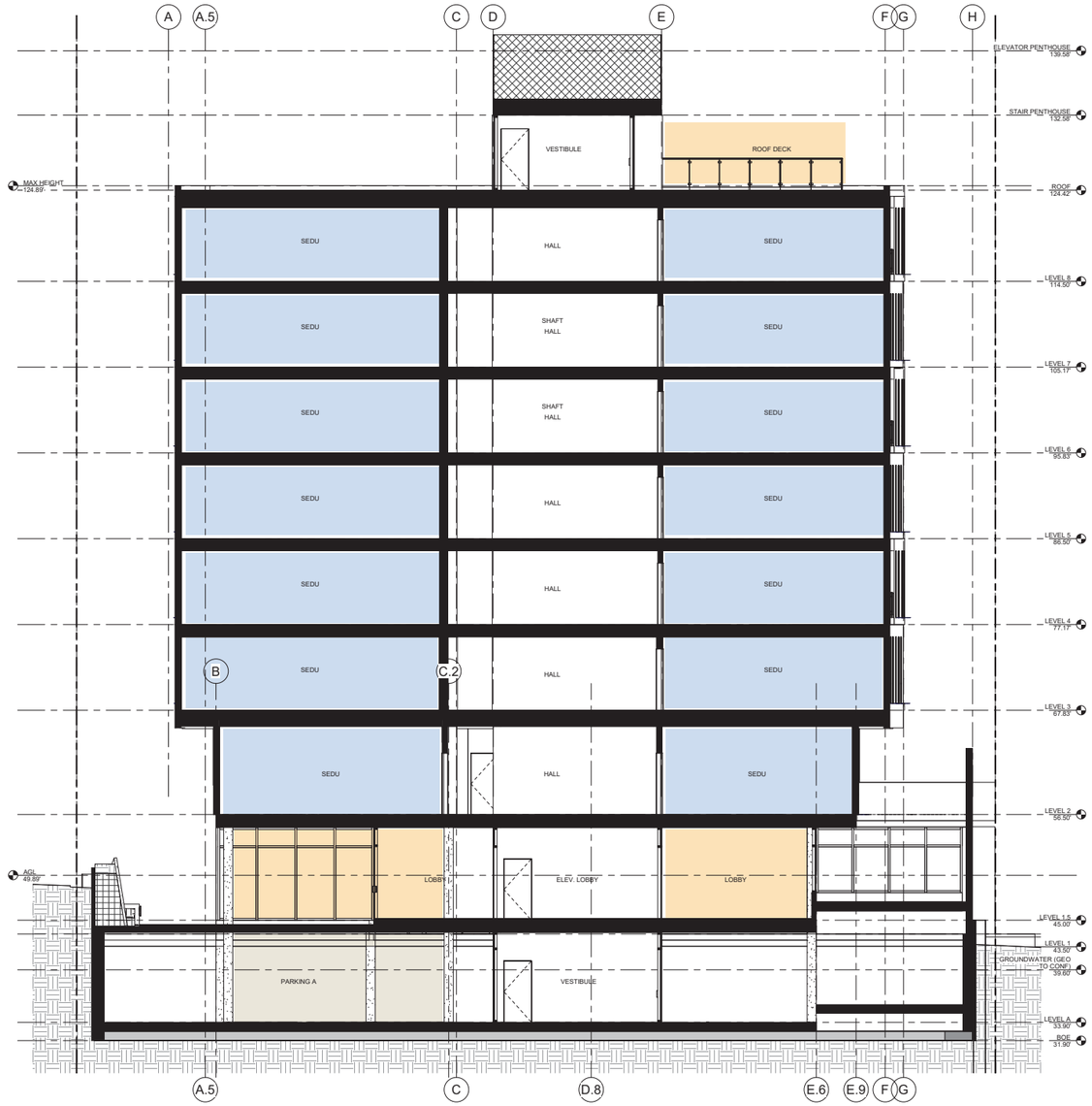
NORTH-SOUTH SECTION



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

N-S Section

Scale: 1/8" = 1' 0"

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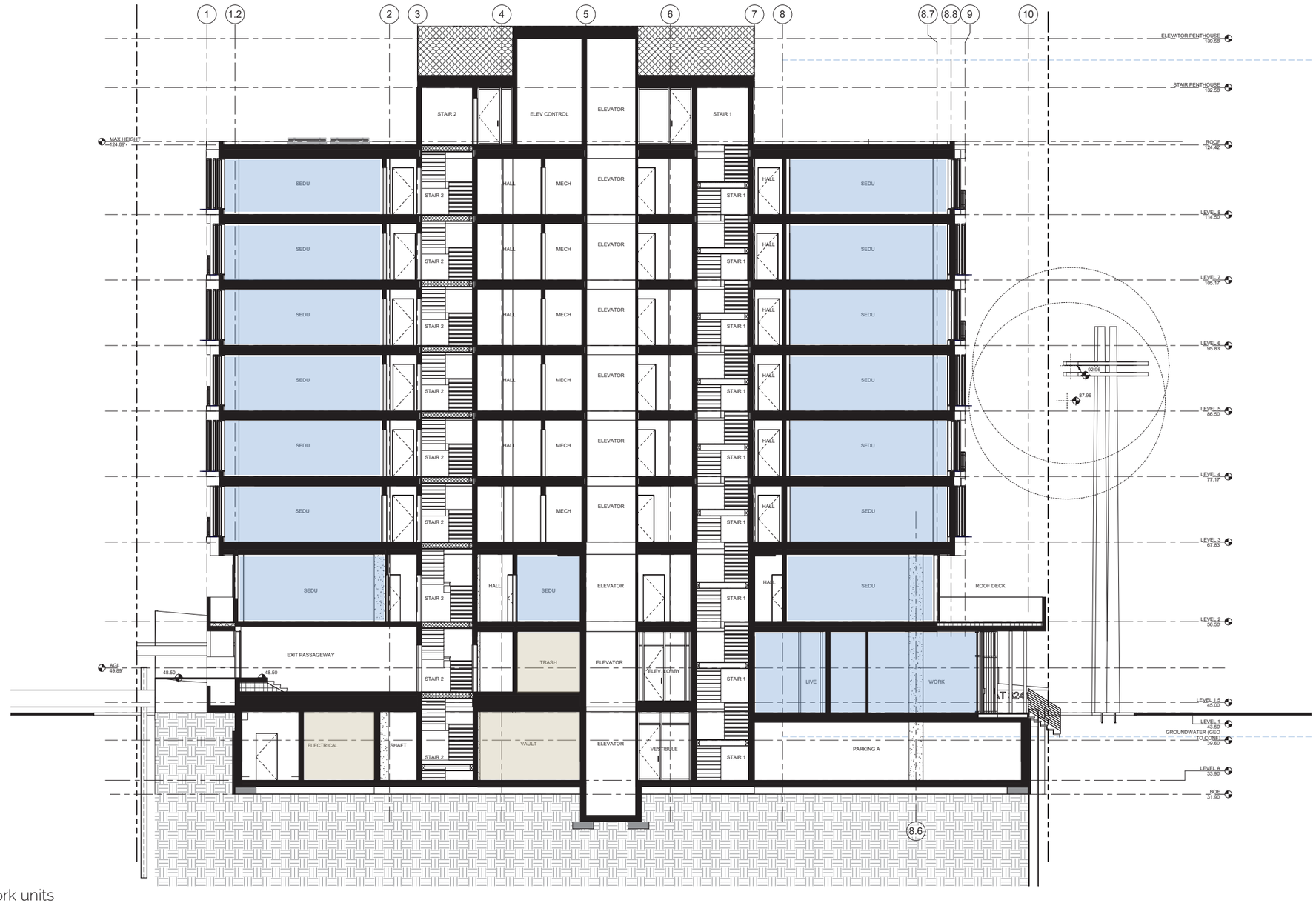
EAST-WEST SECTION



Use Diagram Legend

- common space
- utility / mechanical
- green space
- live / work units
- retail
- corridor

E-W Section

Scale: 1/8" = 1' 0"

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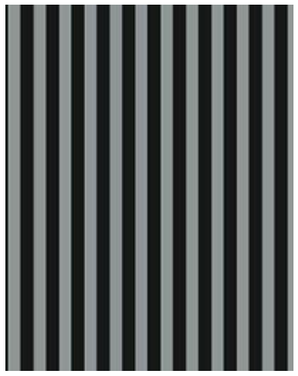
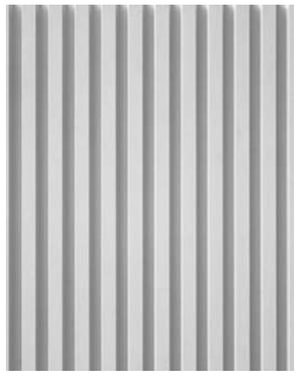
BUILDING ELEVATIONS

MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
D1	FIBERGLASS DOOR	PAINTED FIBERGLASS	
C1	CONCRETE	CAST IN PLACE CONCRETE	ARCHITECTURAL FINISH, CLEAR ANTI-GRAFITTI COATING CLEAR FINISH
M1	METAL	VERTICAL - BOX RIBBED C-5 AND C-6	TAYLOR METAL - GLACIER WHITE
M2	METAL	HORIZONTAL - SMOOTHWALL 12" FLATPAN	TAYLOR METAL - BLACK
M3	METAL	VERTICAL - BOX RIBBED C-5 AND C-6	TAYLOR METAL - BLACK
M4	METAL	GATE, COPING	BLACK
M5	METAL	HSS COLUMNS	PINK
P1	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD	SHERWIN WILLIAMS - SNOWBOUD SW7004
P2	CEMENT BOARD SIDING	FLAT PANEL CEMENT BOARD	SHERWIN WILLIAMS - BLACK MAGIC SW6991
V1	WINDOWS	VINYL FRAMES	BLACK
W1	WOOD	CEDAR	CLEAR FINISH



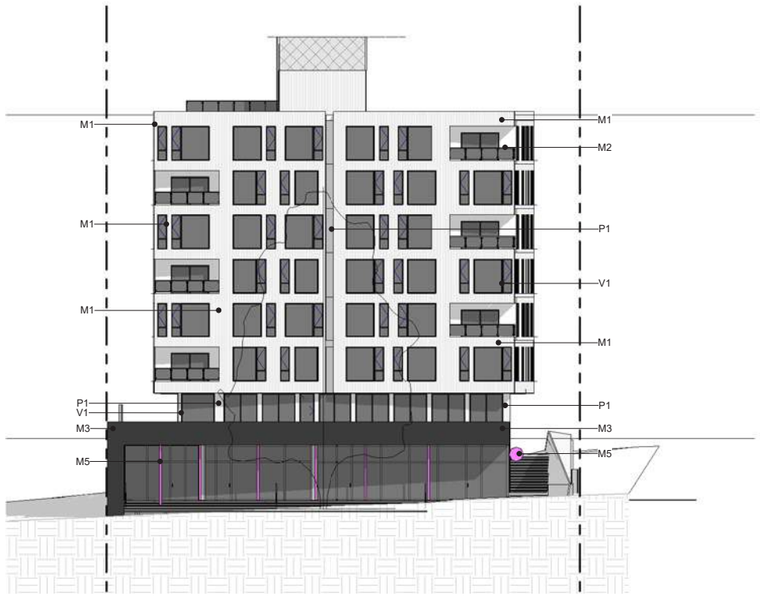
Mxxxxx



Mxxxx

Pxxxx

Cxxxx



East Elevation

Scale: 1/16” = 1’ 0”

North Elevation

Scale: 1/16” = 1’ 0”

South Elevation

Scale: 1/16” = 1’ 0”

West Elevation

Scale: 1/16” = 1’ 0”

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departures (to update)

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Renderings

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APPENDIX: EDG - SITE CONTEXT

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Neighborhood Architectural Precedent

This neighborhood of Fremont hosts a variety of architectural styles and mix of older brick buildings along with newer Mixed Use developments clad in cement board, metal and other contemporary materials, commercial and warehouses spaces. Pictures below are from the Fremont area and share qualities the project desires to achieve.

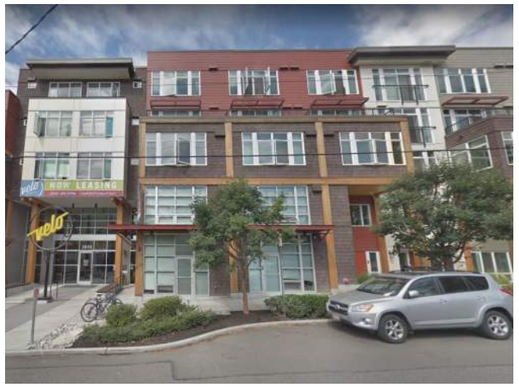
Commercial Building Signage and Exterior Patio


Tableau - Simple Massing, Fenestration. Materiality


SPU Transfer Station - Textures, Landscape


6-Story Multi-Family Building - Use of Angles / Art


Brooks HQ - Angled Facade, Large Windows



Velo Apartments - Massing Modulation

Industrial EVO Retail - Signage, Painted Murals


SPU Transfer Station - Texture Rich Landscaping


5-Story Mixed Use - Recess Above Podium


SPU Transfer Station - Materials and


4-Story Apartments - Industrial Character


Tableau - Vehicular and Pedestrian Access

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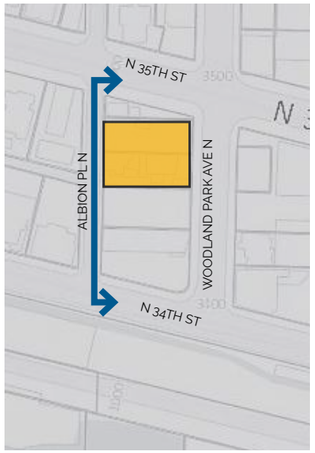

Street Context

Adjacent neighbors within the block are the warehouse to the south a nursery to the north. Particular attention will be paid to ensure the massing and datum of the lower floors reflects the scale of the adjacent structures, pulling datum lines from the context and setting the building back so that the mass as a whole maintains an appropriate scale with the upzone.

SITE

N 35th St

Single Family / commercial use

Fremont Warehouse

Fremont Brewing

N 34th St

ACROSS FROM SITE

N 34th St

Residential Condominium Building

Alley

Residential Duplex Apartments

N 35th St

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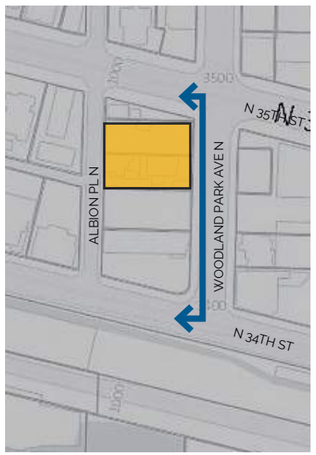
Street Context - Woodland Park Ave N



Fremont Brewing - exterior gathering space

Color backgrounds and accents

Nursery At Corner

N 34TH ST

Fremont Brewing

Fremont Brewing Warehouse

SITE

N 35th St

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Current Zoning Code

Zoning Map

SITE LOCATION	3421 WOODLAND PK AVE N AND 3422 ALBION PL N
SITE ZONING	C1-40
OVERLAY	FREMONT HUB URBAN VILLAGE
ECA	NO ECA
SEPA REVIEW 23.05.800 - TAB A/B	NO SEPA REQ (BELOW 200 UNITS)
PARKING REQUIRED	FREQUENT TRANSIT, NO PARKING REQ
HEIGHT 23.45.514	40' BASE HEIGHT
SITE AREA	13,000 SF
FLOOR AREA RATIO 23.45.510	3.0 BASE FAR / 3.25 MAX FAR W/ COMMERCIAL USE
FLOOR AREA	39,000SF (BASE FAR) / 42,250SF (MAX FAR)
SETBACKS 23.45.518	9.4FT SETBACK REQUIRED ON ALBION PL. N
AMENITY AREA 23.45.522	5% OF RESIDENTIAL AREA

Legal Description

3421 WOODLAND PARK AVE N 98103
S 50 FT OF N 385 FT OF W 130 FT OF GL 2 LY S OF KILBOURNE ST

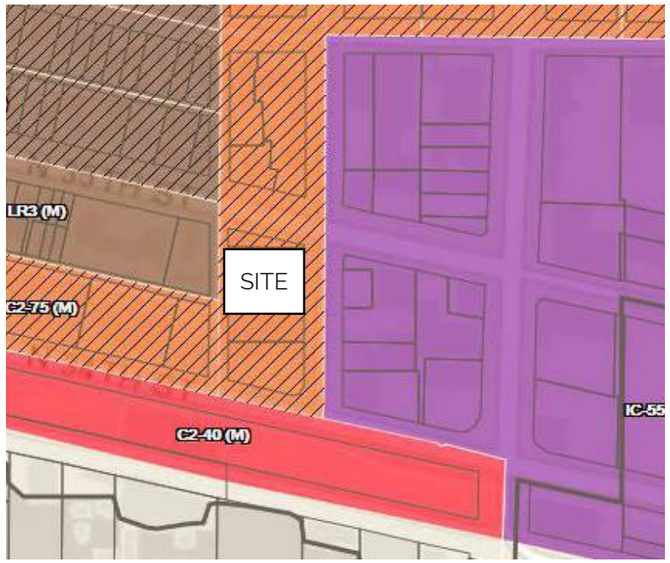
3422 ALBION PL N 98103
S 50 FT OF N 435 FT OF W 130 FT OF GL 2 LY S OF KILBOURNE ST

Building Height & FAR

With the new upzone coming into effect, the project proposes to move forward with MHA proposed zoning. A first option is included that is compliant with the current zoning in the case that the project moves forward before MHA is approved.

*Note: This project complies with zoning code before Upzone.

MHA - Zoning Changes



Zoning Map

SITE LOCATION	3421 WOODLAND PK AVE N AND 3422 ALBION PL N
SITE ZONING	**NC2-75**
OVERLAY	FREMONT HUB URBAN VILLAGE
ECA	NO ECA
SEPA REVIEW 23.05.800 - TAB A/B	NO SEPA REQ (BELOW 200 UNITS)
PARKING REQUIRED	FREQUENT TRANSIT, NO PARKING REQ
HEIGHT 23.45.514	**75' MAX HEIGHT**
SITE AREA	13,000 SF
FLOOR AREA RATIO 23.45.510	**5.5**
FLOOR AREA	71,500 SF
SETBACKS 23.45.518	9.4FT SETBACK REQUIRED ON ALBION PL. N
AMENITY AREA 23.45.522	5% OF RESIDENTIAL AREA

Zoning Code

Site is zoned preferred NC2-75(M1) within the Fremont Hub Urban Village. The site does not border any other zones and is in a neighborhood that is densifying with a many new mixed use projects under construction or set to start building in the near future.

MHA - preferred changes (site in white)

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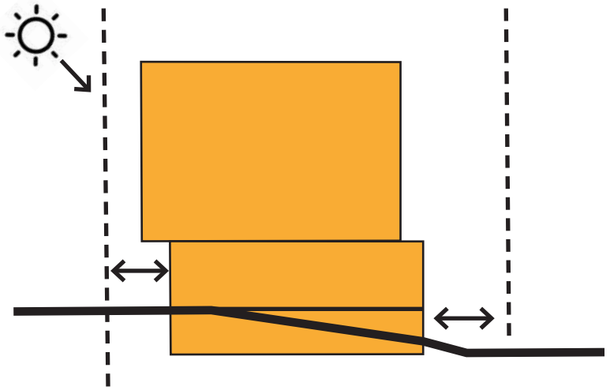
APPENDIX: DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

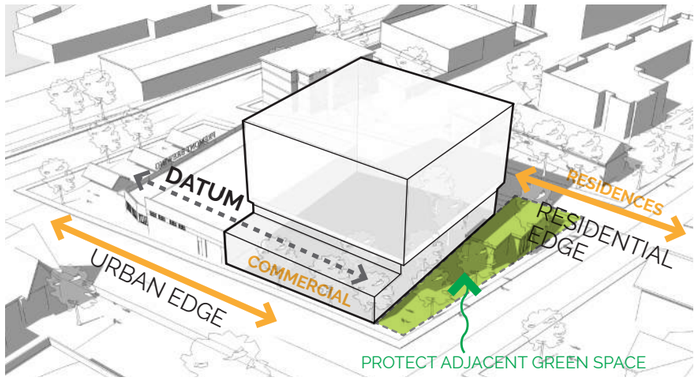
Use natural systems and features of the site and its surroundings as a starting point for project design.

1. LOCAL TOPOGRAPHY

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from the southwest corner of the site down to the northeast corner of the site by introducing parking with a minimal ramp on the southwest side. This gives opportunity for tall live-work spaces off of Woodland Park Ave N.



CS2: URBAN PATTERN AND FORM

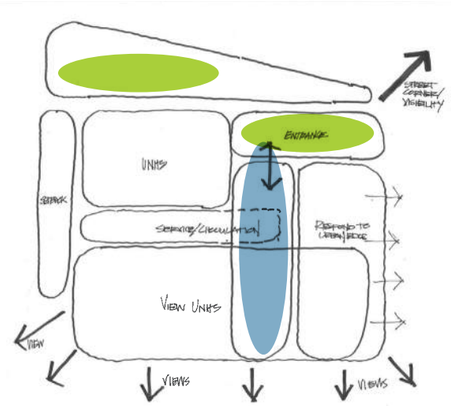
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

B. ADJACENT SITES, STREETS AND OPEN SPACES

- 2. Connection To the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response:

The design will take cues from the context of the site, creating datum lines and setbacks referencing the existing context. The scale at the residential units off of the street will resemble those of the townhomes and residences in the area. Edges will be articulated and scale broken down to emphasize unit individuality. The project places the predominant entry along the urban edge near the adjacent green space of the property to the north, to help support the more commercial uses off of Woodland Ave N.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

B. WALKWAYS AND CONNECTIONS

- 3. .Pedestrian infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

The project is located in a high pedestrian and bike friendly area. To enhance circulation throughout the site, a midblock connection is proposed so that visitors can come from the bus on the southwest and pass through the project to the main entry on the northeast.

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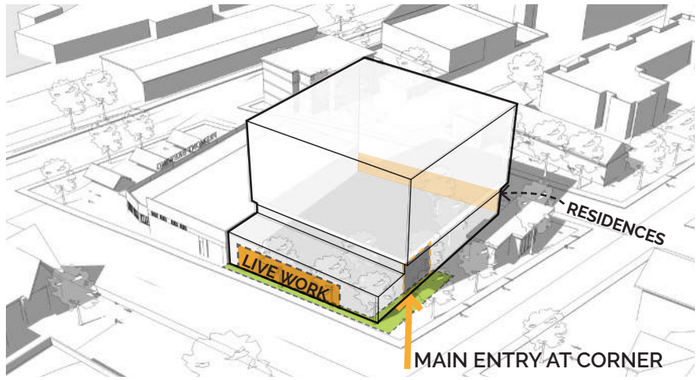


PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. ENTRIES

- 1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Response:

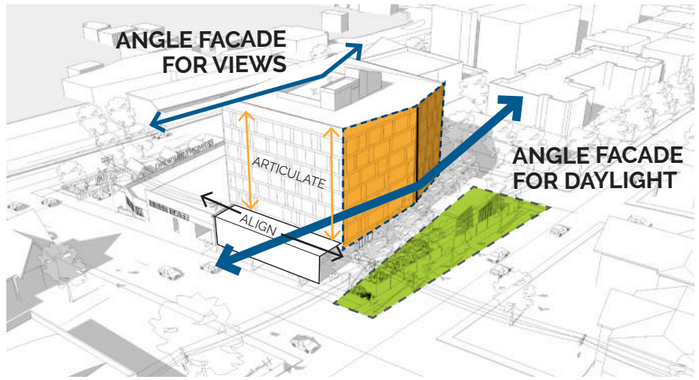
The main entry is located off of the northeast corner of the site (urban edge), the most publicly visible point from the public realm into the site. The articulation of the entry will be larger in scale than the surrounding elements, creating hierarchy and emphasizing the focal point of the entry.

C. RESIDENTIAL EDGES

- 2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.
- 3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

Response:

Residential units will be designed with individuality in mind by integrating stoops, landscaping, canopies, and other detailed transitional elements. Green spaces for units near the ground level will provide articulation and visibility into the public realm. Flexible, live/work units along the commercial edge will be designed immediately off the sidewalk through deep recesses created out of a more solid base to provide weather protection and a sense of entry and welcome. Landscaping will also be included.



DC2: ARCHITECTURAL CONCEPT

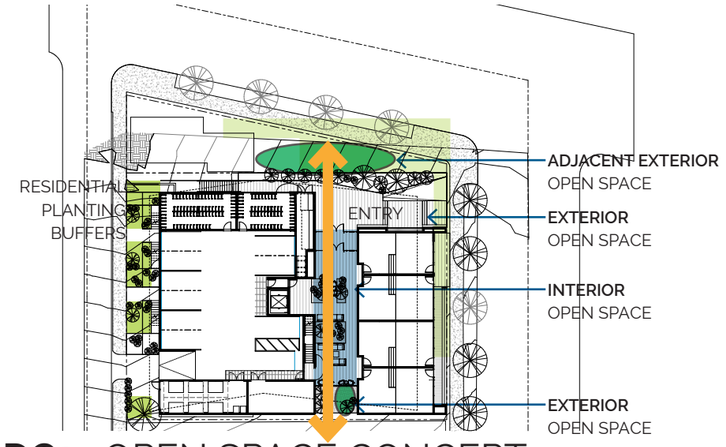
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

- 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Response:

The mass of the building has strongly been considered through the unique characteristics of the site and the adjacent neighbors to the north and the south. A datum will align the podium with the Fremont Brewing Warehouse with the top mass of residential units accentuated by a recessed gasket around the building. The facades have been angled to allow as much light to penetrate the nursery on the north and to receive light on the south, allowing the units to take advantage of the views towards Lake Union.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. Design

- . Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

The open space concept will provide some private exterior amenities along the residential edge offering a landscaped buffer on the west buffers. This will also help screen some service entries in an attractive way. Cascading landscape and planters will also invite visitors and residents into the building on the northeast corner. Angles will be incorporated in the hardscape to mirror the angles of the facade. Continuing the transition of blending the exterior and interior space, a cut through the center of first and second level massing will welcome visitors into the building with light, air and a graphic mural on the far end of the open community space.

Residences on level 3 will enjoy private roof decks and a community roof deck will also inhabitants to relax, play and entertain with sweeping views of Lake Union.

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3421 Woodland Park Ave N

HYBRID

Notice of Development: Proposal to develop an apartment building with approx 120 apartment units and live work along Woodland Park Ave N.

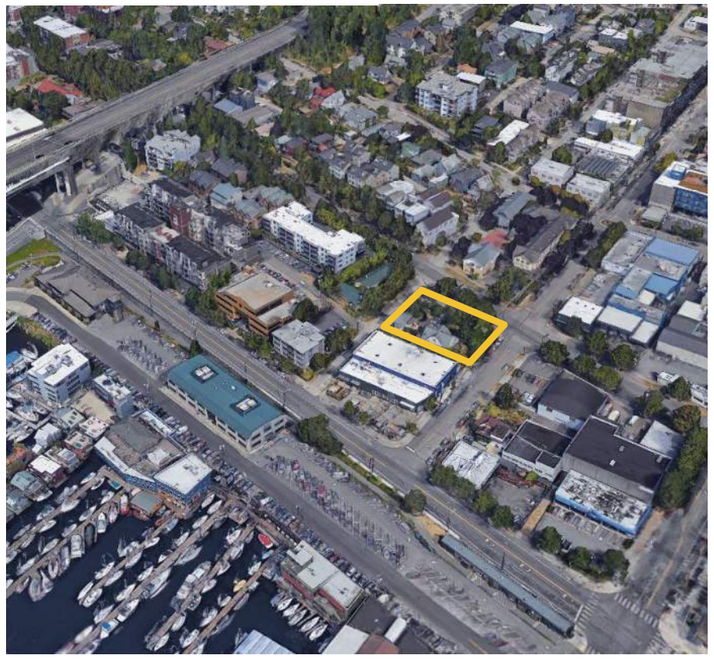
Guided Site Tour Available: Join the architects for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions, and address project concerns.

Thursday August 30th
3421 Woodland Park Ave N
6:30pm

Project Contact:
gina@hybridarc.com
206.267.9277
www.hybridarc.com/portfolio/woodlandpark

SDCI Project #: 3032609-EG

Note that any information collected may be made public.



Community Outreach

On Thursday evening, August 30th, from 6:30pm - 7:30pm a guided site tour took place on the development site located at 162 22nd Avenue. The guided site tour took place 14 days after the digital and printed outreach methods. During the site visit, four neighbors showed up to discuss the project. Three members from the design team were also present to address questions and concerns. A sign-in sheet was utilized (attached below) and a summary of comments was also gathered. Design Principal of Hybrid Architecture gave a project overview and discussed the plans for development. Time was spent during the discussion to address project setbacks, massing and guiding principles.

Concerns and questions included:

- Community members wanted to know more about the project schedule, specifically when demolition would begin.

Concerns related to parking:

- Community members were concerned about access to parking for customers of the Nursery to the North, especially on days when events at the Fremont Brewing hosts an event.
- Nursery owners interested in partnering with building owner to access parking places for their customers.
- Neighbor concerned about the increased traffic on Albion way due to parking entrance off Albion. Alley access for block to West is connected to Albion.
- Suggested parking entrance for building off Woodland Park to reduce impact on Albion Way.

Concerns related to mass and landscaping:

- Neighbors on the North, where a plant nursery is currently located, were concerned about access to light with such a large building. They suggested studies on light access throughout the year to minimize impact on nursery – especially in April-June.
- Neighbors, particularly at the nursery, wanted the removal of overgrown shrubs at the North property line. Nursery would prefer fewer large plants at the North side of the building that might increase shading to nursery.
- Neighbors suggested using the nursery to supply the plants for the project .

In conclusion to the community's concerns, Hybrid investigated a new massing option that would have the least impact on daylight for the nursery during the critical months from April to June. This also led to additional daylight analysis of how much sun exposure the nursery receives currently with the tall trees located north on our site, see the next page. This will be compared with the daylight analysis impact of the massing options in the preceding pages to see how much each option additionally affects the nursery.

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APPENDIX: EDG MASSING ALTERNATIVES

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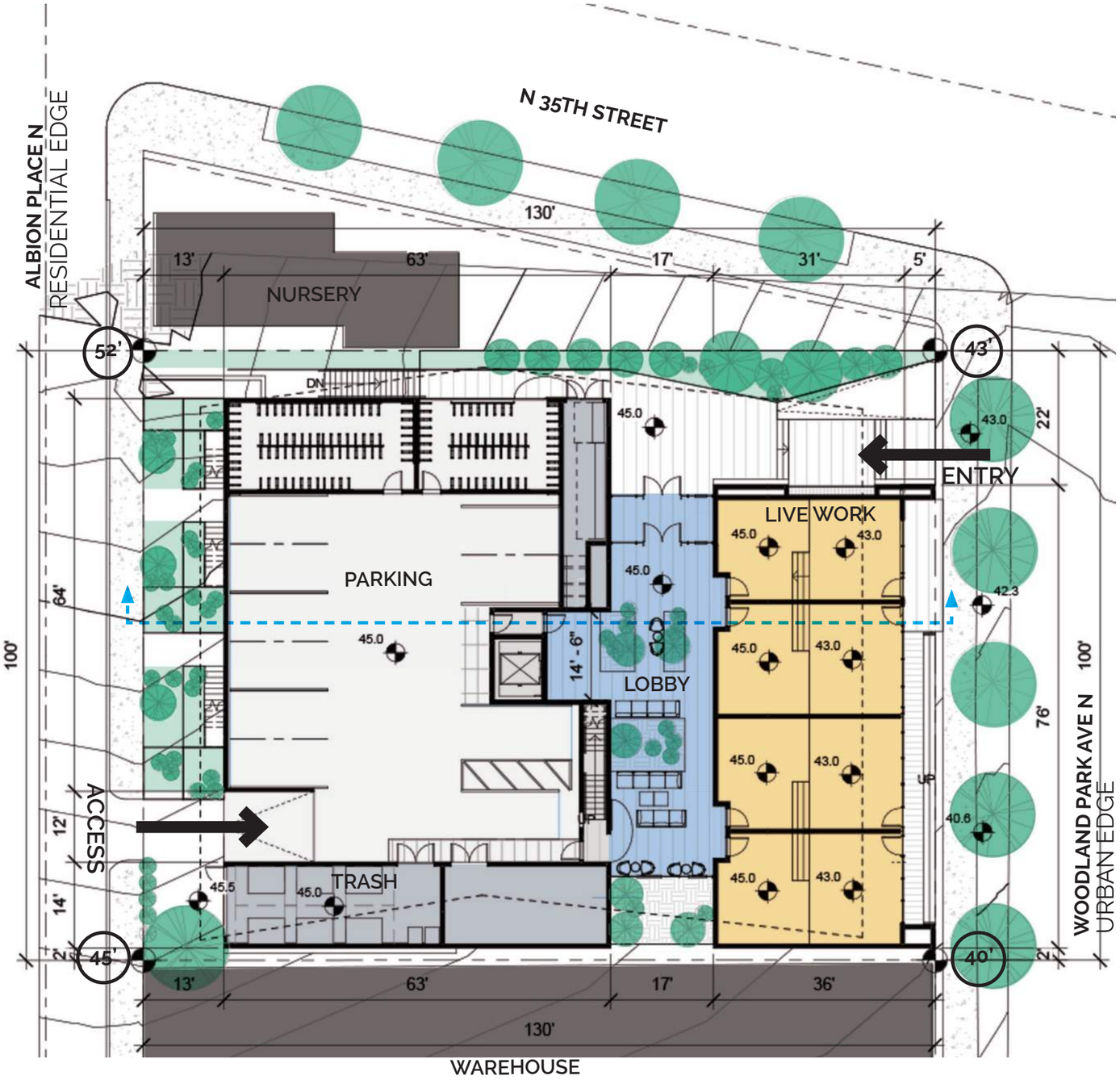
Option A Plans | Stratocaster

CURRENT ZONE

Complies with the current zone should the MHA upzone not pass. Angles in the mass respond directly to the context of the site; referencing street angles to the north, shifting away from the nursery on the northwest, providing views towards the south.

66 Residential Units,
4 Live-Work
415 sf average (gross)



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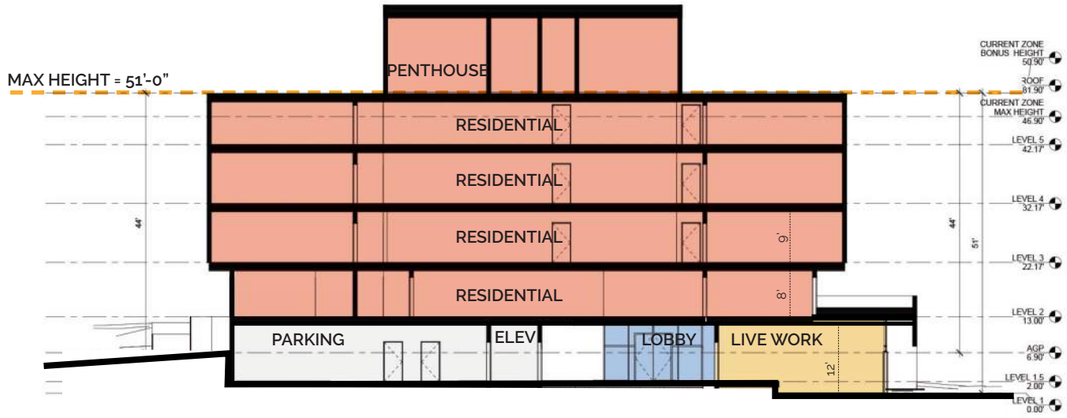
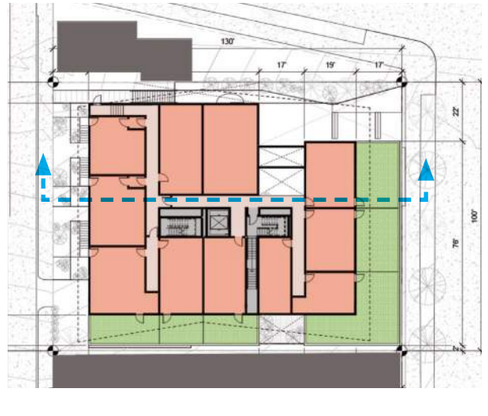


EAST WEST SECTION

LIVE WORK



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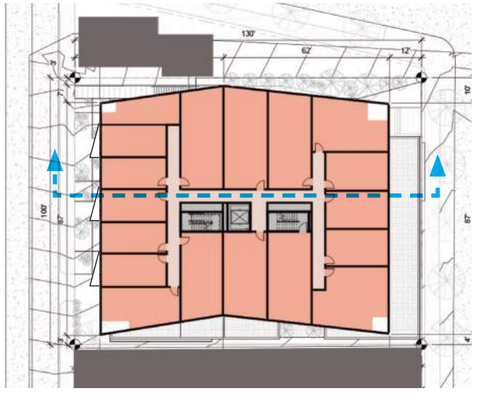

TYPICAL UPPER LEVELS

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Option A
Stratocaster | Elevations & Massing

CURRENT ZONE

LOOKING NORTHWEST

LOOKING SOUTH WEST

LOOKING NORTH ON WOODLAND PARK AVE N

MAIN ENTRANCE

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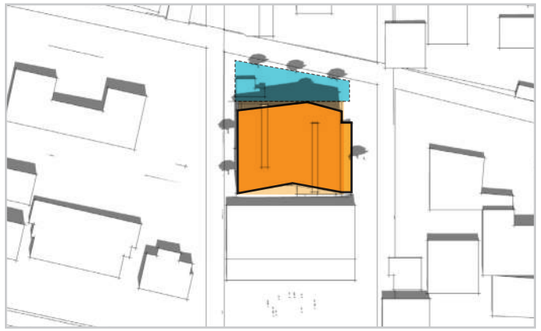
Option A
Stratocastester Building Shadow Analysis

9:00 AM

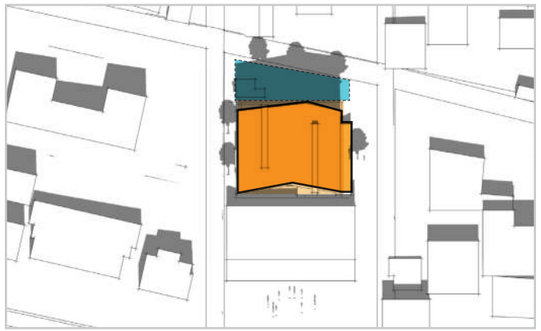


12:00 PM

4:00 PM

SUMMER SOLSTICE JUNE 21ST

9:00 AM



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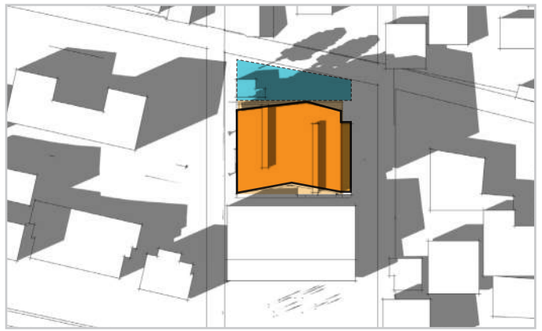

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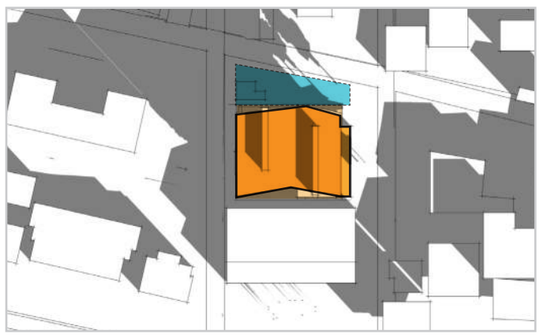
EQUINOX MARCH & SEPT 21ST



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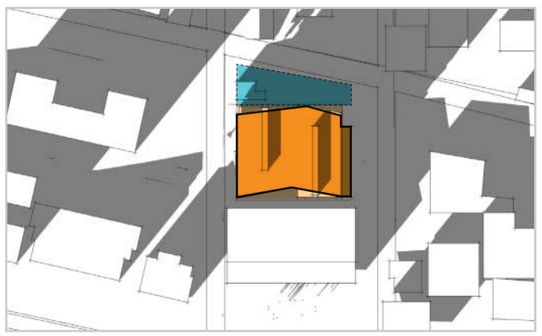

4:00 PM

WINTER SOLSTICE DEC 21ST

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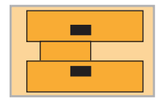
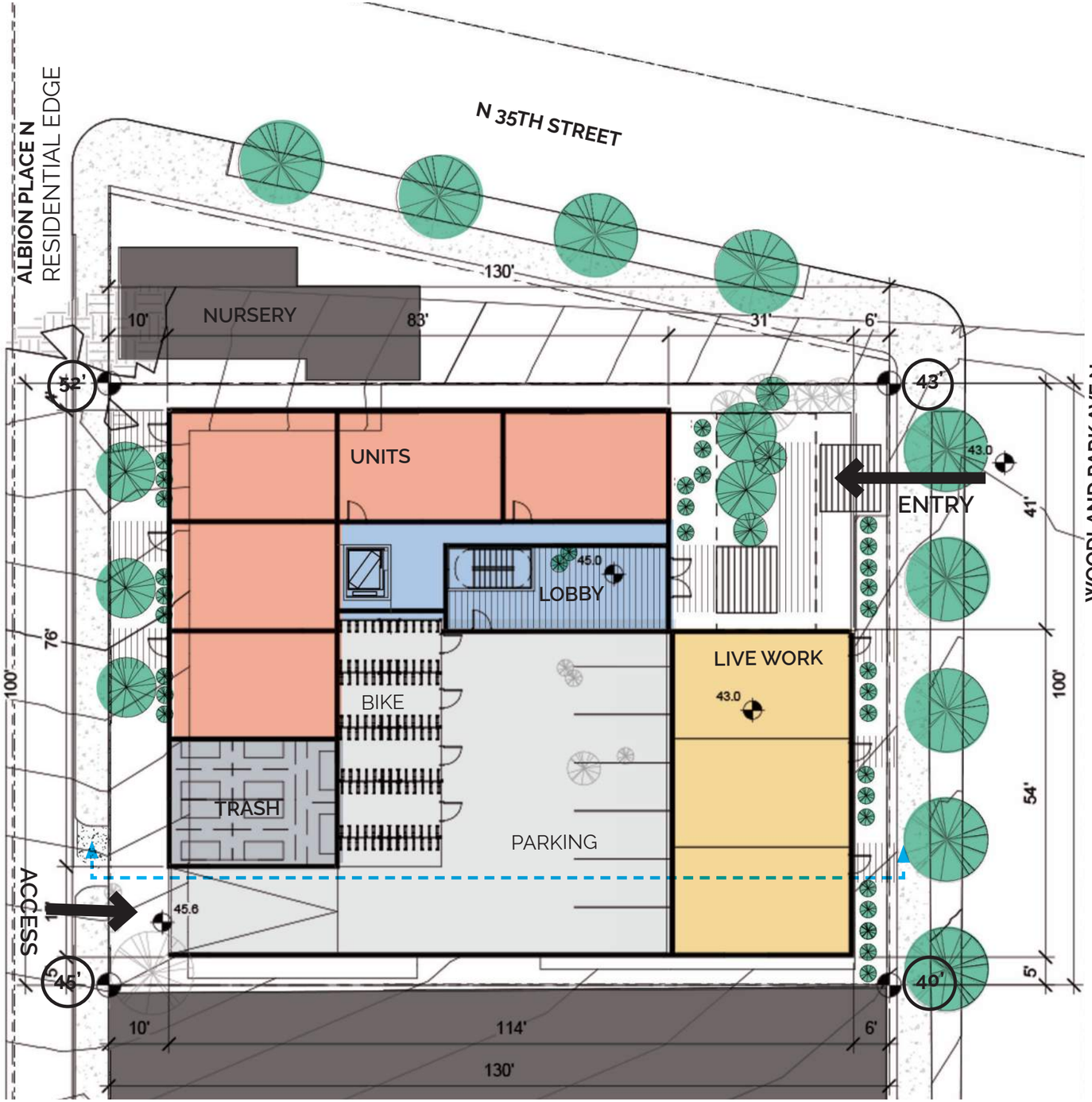
Option B1 Plans | Cigar Box



MHA UPZONE

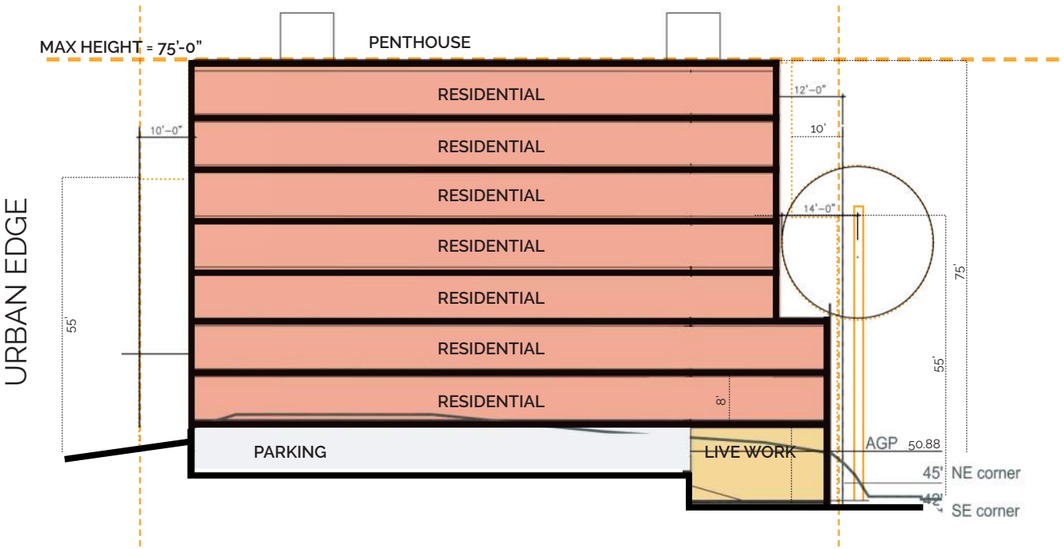
The mass is broken down from the residential facing facades (Woodland Park Ave N and Albion Ave N). Central planted courtyards on the east and west.

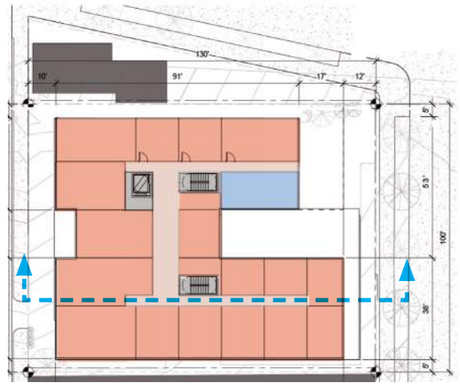
154 Residential Units,
3 Live-Work
320 sf average (gross)



WAREHOUSE

LEVEL 1





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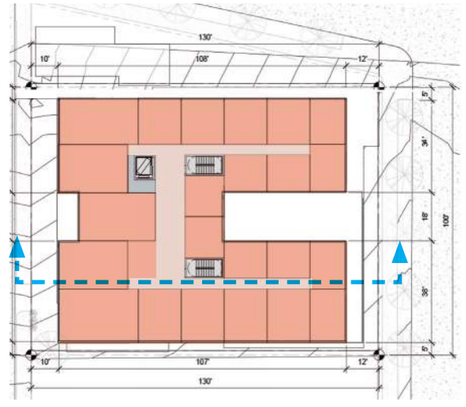

TYPICAL UPPER LEVELS

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Option B1
Cigar Box | Elevations & Massing
MHA UPZONE

LOOKING NORTHWEST

LOOKING SOUTH WEST

LOOKING NORTH ON WOODLAND PARK AVE N

MAIN ENTRANCE

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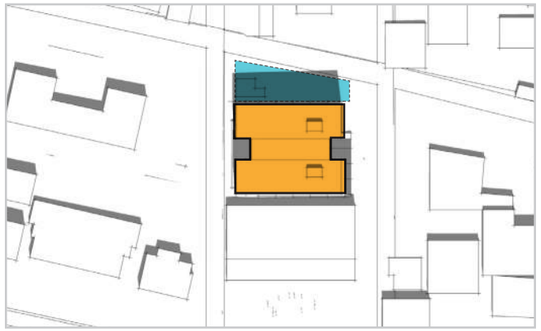
Option B1
Building Shadow Analysis

9:00 AM



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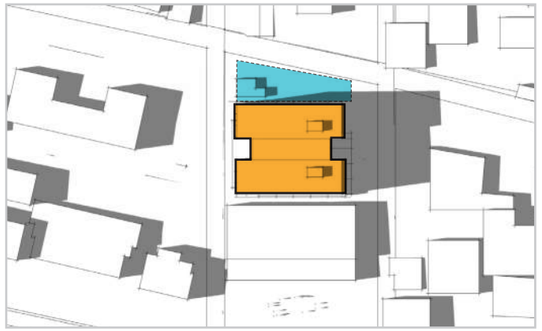

4:00 PM

SUMMER SOLSTICE JUNE 21ST

9:00 AM

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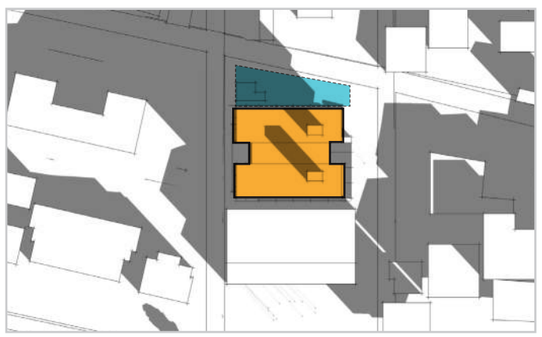
EQUINOX MARCH & SEPT 21ST



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WINTER SOLSTICE DEC 21ST

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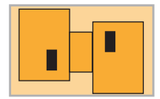
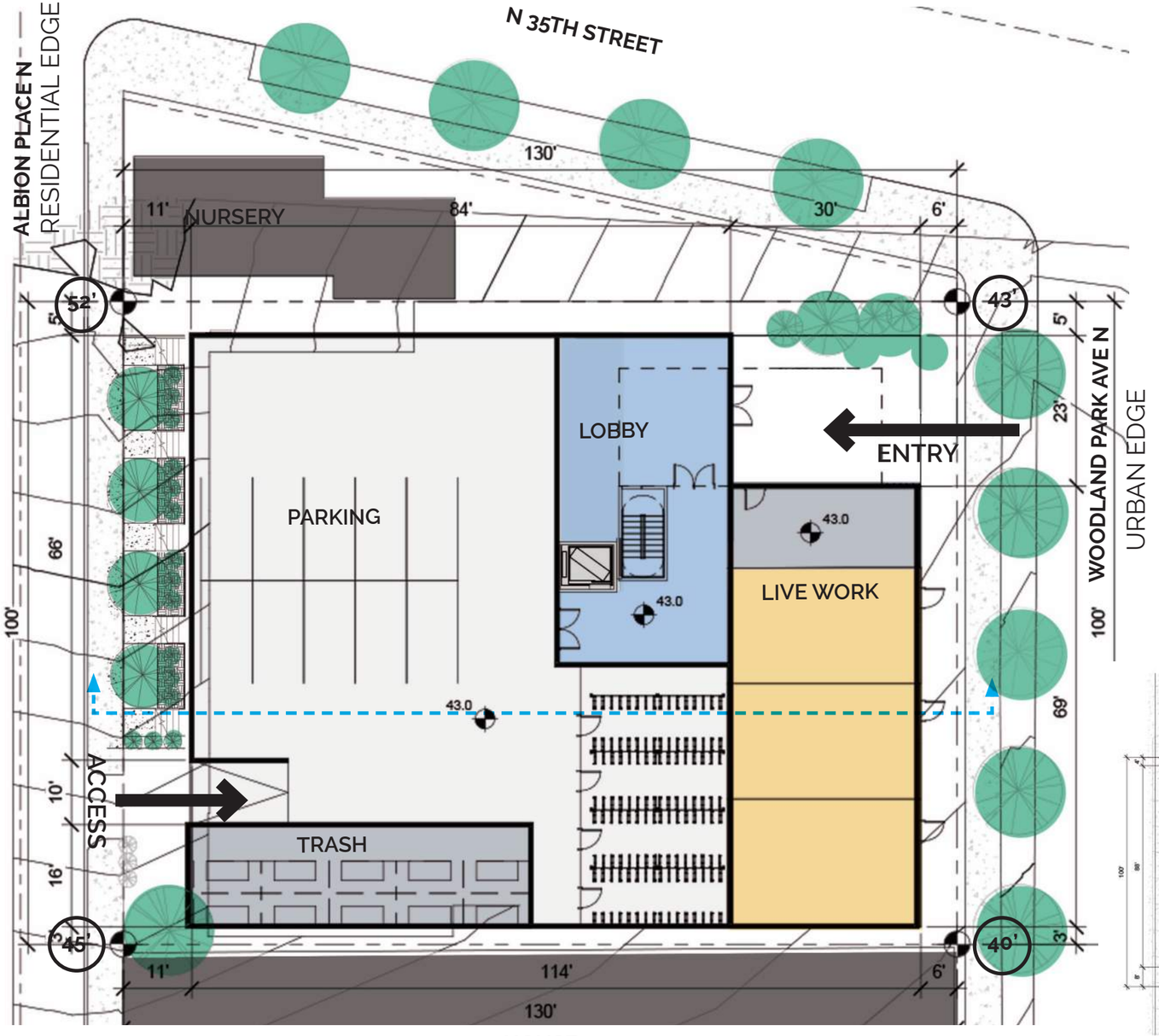
Option B2 Plans | Hoffman



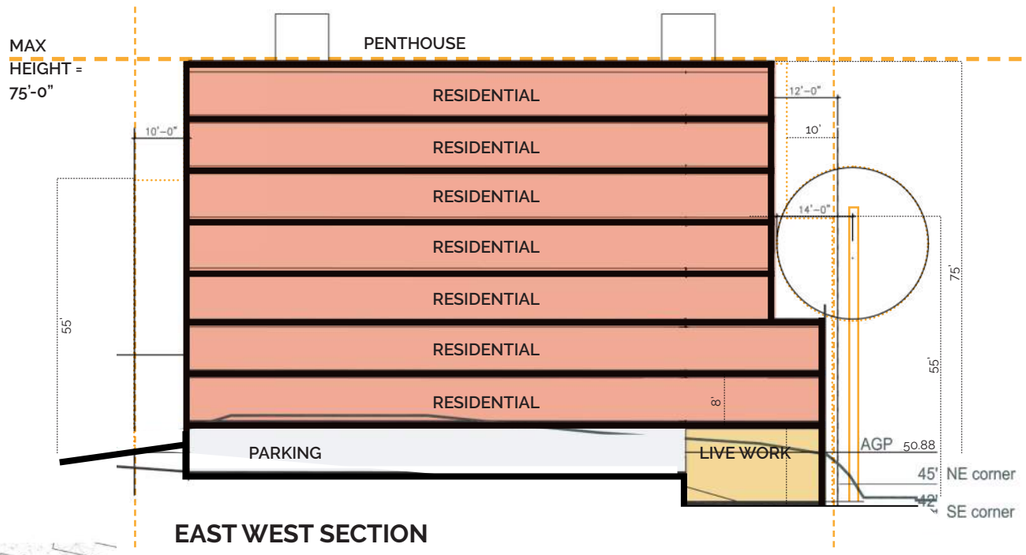
MHA UPZONE

The mass is broken down from the north facing the nursery. A main entryway is established underneath a floating mass on the northeast corner.

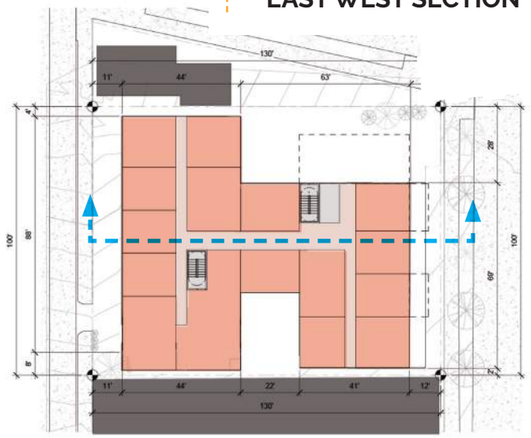
124 Residential Units,
3 Live-Work
375 sf average (gross)



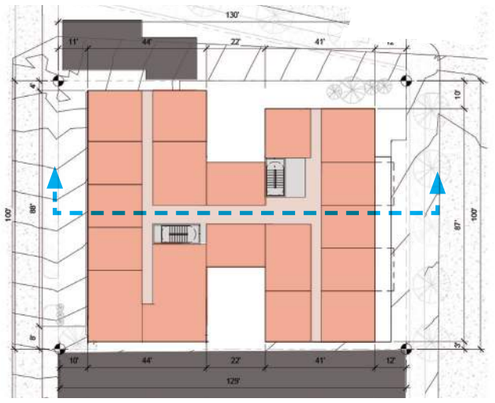
LEVEL 1



EAST WEST SECTION



LEVEL 2



TYPICAL UPPER LEVELS

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Option B2
Hoffman | Elevations & Massing
MHA UPZONE

LOOKING NORTHWEST

LOOKING SOUTH WEST

LOOKING NORTH ON WOODLAND PARK AVE N

MAIN ENTRANCE

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Option B2
Hoffman | Building Shadow Analysis

9:00 AM

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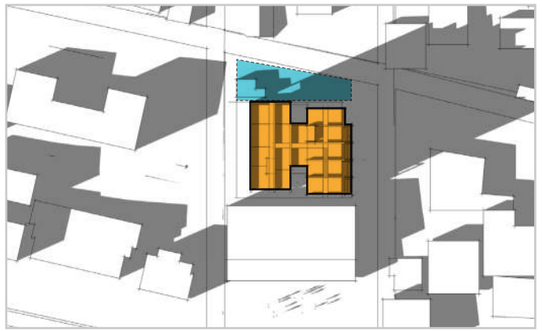
SUMMER SOLSTICE JUNE 21ST

9:00 AM

12:00 PM



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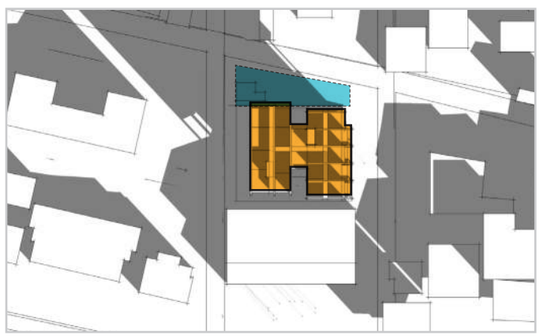
EQUINOX MARCH & SEPT 21ST



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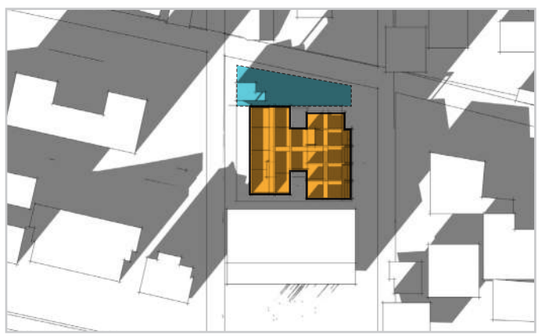

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WINTER SOLSTICE DEC 21ST

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p: 206.267.9277
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Option B3
Flying V | Elevations & Massing

MHA UPZONE

LOOKING NORTHWEST

LOOKING SOUTH WEST

LOOKING NORTHEAST

LOOKING SOUTHEAST

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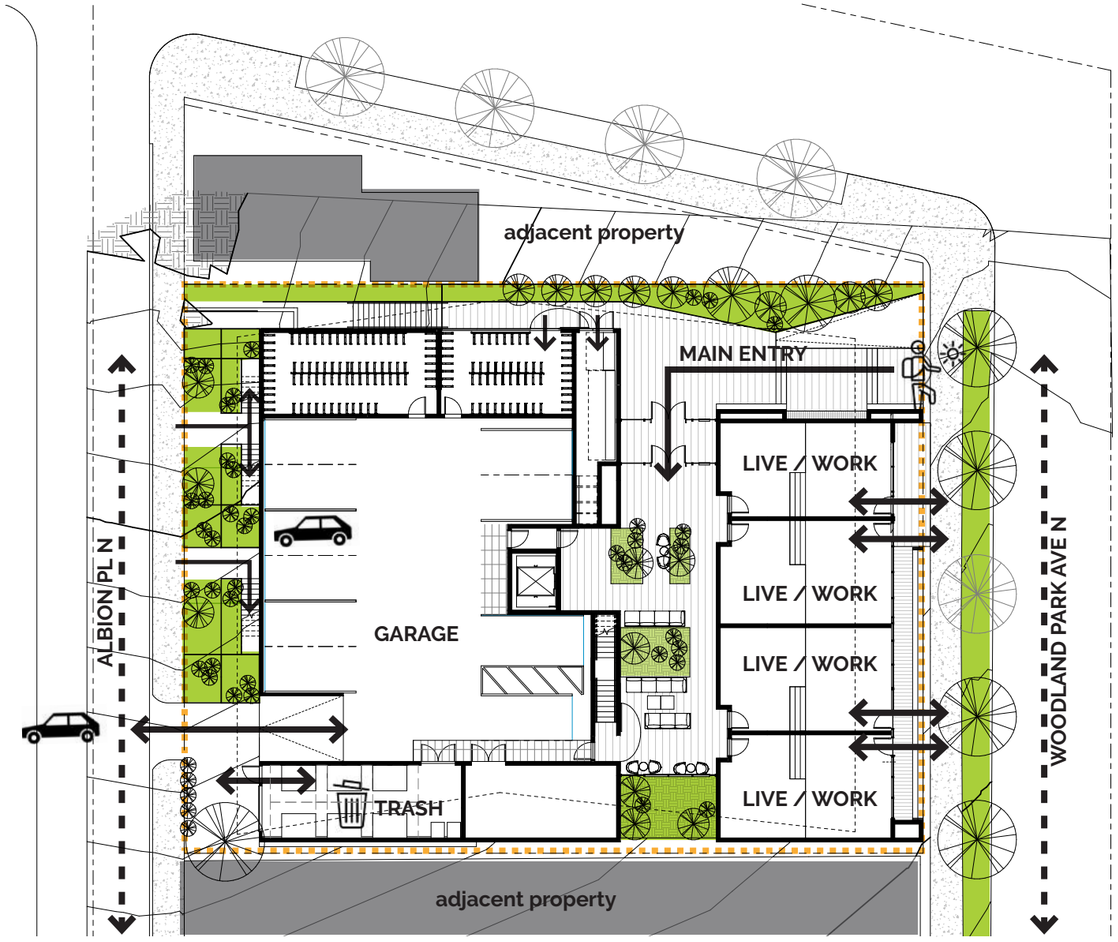
Access
Pedestrians, Parking & Services

1 **Main pedestrian entrance** to the building at northwest corner of the site, from N 35th Street, the urban edge due to transportation and pedestrian access. An exterior courtyard with a cascading planted landscape will lead visitors and residents into an interior community space.

2 **Access to below grade parking garage** will be taken from the west along the more residential and service-oriented street Albion Place N via ramped driveway that will be separated from secondary pedestrian entries with raised planters, and staircases to each unit. Hardscape will also differentiate the vehicular driveway from the residential sidewalks.

3. **Trash/service** will be from the west along Albion Pl N.



Ground Floor Plan

LIVE / WORK ENTRANCES ALONG WOODLAND PARK AVE N

RESIDENT ENTRY AT NORTHEAST CORNER OF BUILDING

PARKING GARAGE ENTRANCE AND RESIDENTIAL STOOPS

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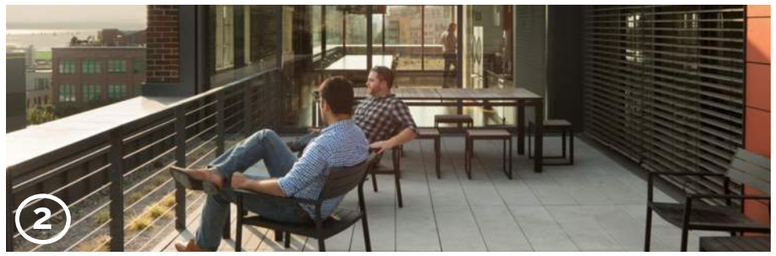

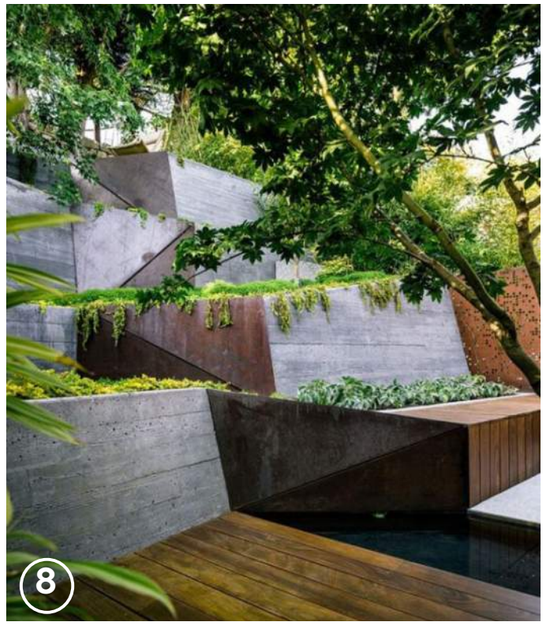

Landscape Development
Entry Courtyard & Roof Deck

1 Tiered Roof deck and playful elements and planted areas
2 Private outdoor balconies above podium
3 A variety of seating types, industrial railing material
4 Mix of hardscape with integrated lighting
5 Angled hardscape patterns to articulate angled concept
6 Differentiate pedestrian walkways through hardscape / planters
7 Low-maintenance, drought tolerate plants on roof
8 Cascading planters near building entry

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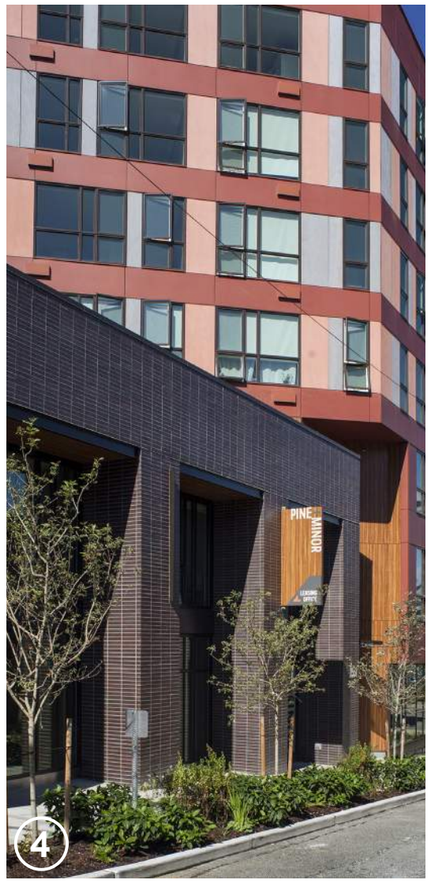
Materiality & Fenestration Development

1 Concept - Angled facade on north and south
2 Recessed portions of the mass with change of materials
3 Industrial, articulated materials on upper mass
4 Simple ordered, solid masonry base with deep recesses
5 Large voids and openings in mass with flexible glazing on ground level
6 Stairs and Plantings at residential units along Albion

LIGHT OR COLORED TOP
industrial metal paneling, ample glazing facing the street & light steel balconies

SOLID BASE
brick masonry base with deep inset pedestrian oriented areas that will rest on short concrete foundation to ground the project to the site



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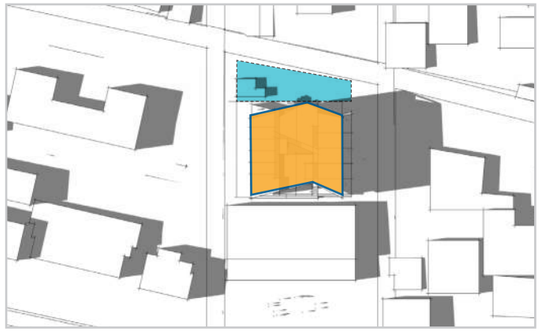
Option B3
Flying V | Building Shadow Analysis

9:00 AM

12:00 PM



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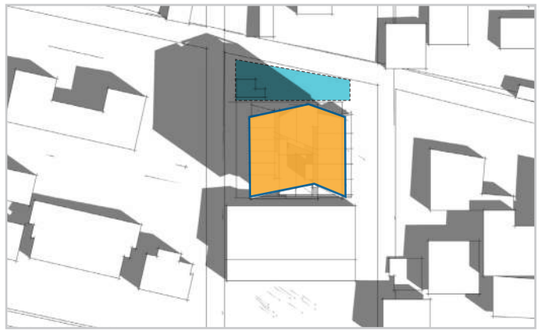
SUMMER SOLSTICE JUNE 21ST



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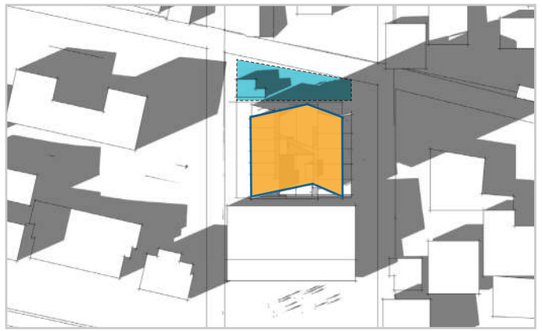

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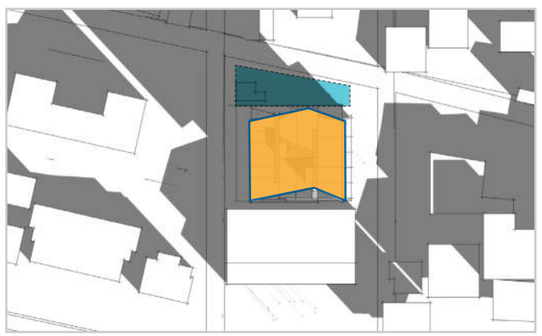
EQUINOX MARCH & SEPT 21ST



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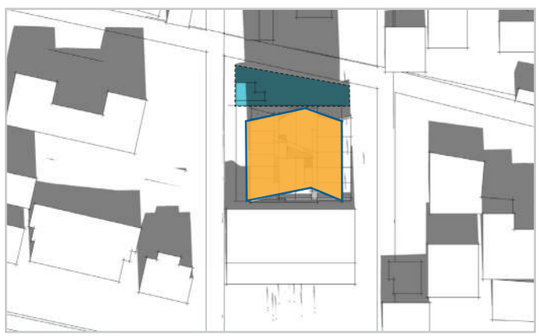

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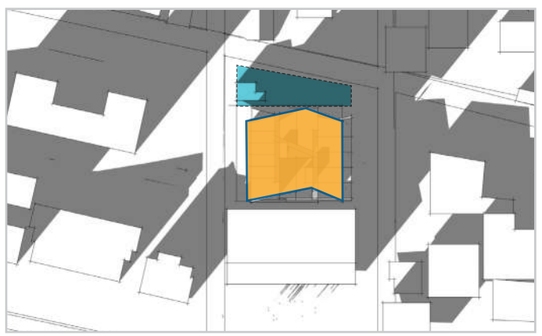

4:00 PM

WINTER SOLSTICE DEC 21ST

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Existing vs Preferred | Building Shadow and Daylight Analysis

EXISTING SITE

9:00 AM

12:00 PM

4:00 PM

APRIL

PREFERRED SCHEME - FLYING V

9:00 AM

12:00 PM

4:00 PM

APRIL

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